

# 2012 Report on State Planning Issues

Prepared for the  
Governor and the 146<sup>th</sup>  
General Assembly



Presented by:  
The Cabinet Committee on  
State Planning Issues  
October 2012

# Acknowledgements

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## Lt. Governor

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***This report has been prepared by the Delaware Office of State Planning Coordination, in concert with and on behalf of the Cabinet Committee on State Planning Issues, in accordance with 29 Delaware Code Chapter 91. The Cabinet Secretaries and State agency staff provided data, ideas, expertise, and editorial comments to the OSPC staff to assist in the preparation of this report.***

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**STATE OF DELAWARE**  
**EXECUTIVE DEPARTMENT**  
**OFFICE OF STATE PLANNING COORDINATION**

October 15, 2012

Dear Governor Markell and the Members of the 146<sup>th</sup> General Assembly

On behalf of the **Cabinet Committee on State Planning Issues**, I am pleased to present this 2012 Report on State Planning Issues. This report details our activities over the past year and presents an agenda for the current program year. The activities highlighted in this report demonstrate how our office and the State agencies continue to work toward implementing the land use agenda of the administration (outlined on page 6 of this document) to create a more efficient and effective government, which in turn fosters economic growth and enhances Delaware's quality of life.

As you will see in reading this report, the **Cabinet Committee on State Planning Issues**, the Office of State Planning Coordination and the State Agencies continue to foster an active partnership with local governments. The importance of this partnership in promoting a more efficient and effective government cannot be overstated, as the State is responsible for providing most of the infrastructure and services that support the land use decisions that are the responsibility of our local governments. Several projects in this report stand out in this regard:

- **Master Planning Activities:** We feel that this is one of the cornerstones of good government land use activities. Master Planning brings all stakeholders together to actually implement certified comprehensive plans. There are six such projects in various stages of development;
- **Complete Communities:** This is a logical extension of the master planning projects. The Complete Communities project will develop guidelines for creating communities that can improve the quality of life for citizens and encourage more economic development opportunities, while minimizing the use of natural and fiscal resources;
- **Comprehensive Planning:** We continue to coordinate with State Agencies and local governments to devise comprehensive plans that create better communities while also helping the state to more efficiently allocate its scarce resources, and;
- **Local Government Annual Reports:** New this year is Report 5, *Highlights of the Local Jurisdiction's Annual Reports*. This report is intended to highlight the progress of local governments in implementing their comprehensive plans.

As this report shows, the **Cabinet Committee on State Planning Issues** and the Office of State Planning Coordination remain dedicated to working with our local governments to achieve a vision of Delaware that keeps it a great place to live and work while supporting an environment that grows businesses and preserves our critical natural and fiscal resources through sensible land use planning practices.

Feel free to contact my office if you have any questions or comments concerning this report.

Sincerely,

A handwritten signature in cursive script, reading "Constance C. Holland".

Constance Holland, AICP  
Director, Office of State Planning Coordination

## Purpose of Report



*The Bayard; a redevelopment project in downtown, Dover*

As required by 29 Delaware Code Chapter 91 § 9101 (d), the Cabinet Committee on State Planning Issues is to provide a report to the Governor and General Assembly on its recent activities as well as propose legislative and/or administrative changes to improve the general pattern of land use within Delaware. This report highlights the outcomes of the Committee's support, through their representative agencies, of implementing the *Strategies for State Policies and Spending*, including a brief analysis on development and demographic trends that support the recommendations for future action contained herein.

## The Office of State Planning Coordination

This report is prepared by the Office of State Planning Coordination (OSPC) on behalf of the Cabinet Committee on State Planning Issues. The OSPC reports to the Governor's Office and works closely with the Cabinet Committee on State Planning Issues. The OSPC's mission is the continual improvement of the coordination and effectiveness of land use decisions made by State, county, and municipal governments while building and maintaining a high quality of life in the state of Delaware.

The OSPC meets its mission through:

- Effective coordination of state, county, and local planning efforts.
- Coordinating state agency review of major land use change proposals prior to submission to local governments.
- Research, analysis, and dissemination of information concerning land use planning.
- Meeting the information and resource needs of all State agencies and local governments.
- Coordinating the spatial data and geographic information (GIS) needs of State agencies and local governments.

## The Governor's Land Use Agenda

Governor Markell recognizes the important role that land use planning has in implementing his overall agenda and has focused his land use agenda, as elaborated on in the 2010 *Strategies for State Policies and Spending*, around the following principals:

- **Develop a More Efficient and Effective Government** by coordinating local land use actions with State infrastructure and service delivery, largely through implementing the *Strategies for State Policies and Spending*.
- **Foster Economic Growth** by enabling a predictable and transparent land use review and permitting process and leveraging state and local investments in infrastructure.
- **Improve Educational Opportunities** for Delaware's children by working with school districts and local governments to locate new schools in cost-effective neighborhood settings in accordance with the *Strategies for State Policies and Spending* and local government comprehensive plans.
- **Enhance the Quality of Life for All Delawareans** by creating "Complete Communities" rich in amenities and services, encouraging a range of choices for residence and businesses, and protecting natural resources and our agricultural economy.

## Land Use Planning in Delaware – A Brief Overview

- Land use decisions are made at the county and municipal levels.
- The guiding documents for land use decisions are the local comprehensive plans, which are reviewed at least every five years and updated at least every 10 years.
- Comprehensive plans are legal documents with the force of law, requiring development to be consistent with certified comprehensive plans.
- Comprehensive plans must be implemented within 18 months of adoption by amending the official zoning map(s) to rezone all lands in accordance with the uses and intensities of uses provided for in the future land use element of the comprehensive plan.
- The comprehensive plans are certified by the State as to their consistency with the State land use policies in particular, as to State's responsibility to provide infrastructure and services in support of land use decisions.
- The majority of infrastructure and services needed to support such decisions are provided by the State.
- The State's overall guide to land use policy is articulated in the *Strategies for State Policies and Spending*, which is updated every five years.
- Another major tool the State uses to coordinate land use with local governments is the Preliminary Land Use Services (PLUS) review process, whereby major land-use change proposals, e.g., large subdivisions proposals, comprehensive plan amendments and comprehensive plan updates are reviewed by State agency representatives along with local government representatives and developers.

## The Policy Framework for Land Use Planning in Delaware

### *Background*

One of the major goals for land use planning in Delaware is to direct development to growth areas as agreed to by State and local governments as articulated in the *Strategies for State Policies and Spending* and local comprehensive plans. These are areas where State, county, and local governments are prepared for development with existing infrastructure and/or where infrastructure investment is planned.

We continue to make progress toward this goal due to the many significant actions that have occurred since the mid 1990s, which have led to a more efficient land-use-planning process, including the reestablishment of the Cabinet Committee on State Planning Issues, the development of the PLUS process, and the development of the *Strategies for State Policies and Spending* in 1999 (updated in 2004 and 2010). Also, the local comprehensive planning process was strengthened through legislation that included giving comprehensive plans the force of law, the creation of a comprehensive-plan certification process, a requirement to implement approved comprehensive plans, and other related initiatives.



## *The State Role in Land Use*

Delaware is growing and changing, in population size, composition and where people live. Though land use decisions are made by local jurisdictions (municipal and county), the impact of local government land use decisions, land development patterns, and each Delawarean's decision of where to live affects us all statewide. The effect can be felt both fiscally-as taxpayers-and in the livability of our state.

Unlike most other states, Delaware's State government provides many of the services and a great deal of infrastructure throughout the state. For example:

**Roads and Other Facilities** – The State maintains approximately 90 percent of Delaware roads, as compared to a national average of 20 percent. This includes more than 14,000 lane miles, 1,600 bridges, 1,200 traffic signals, 54 Park-and-Ride facilities, and 250,000 signs.



*A Delaware repaving project*



*Construction underway at the new Capital School District High School Project*

**Schools** – The State provides between 70 and 80 percent of school operating funding and provides between 60 and 75 percent of educational-facility capital-construction funding, depending upon a local school district's relative property wealth.

**School Transportation** – The State provides 90 percent of school transportation costs.



*Governor Markell welcomes students on the first day of the 2012 school year*





*Delaware State Police and local fire and EMS services respond to an accident in Sussex County*

**Police and Paramedic Services** - The State Police is Delaware's largest police force, and the State provides 30 percent of paramedic funding to local jurisdictions.

In addition to the services already mentioned, the State also provides the following:

- **Service Centers** - The State funds 15 State Service Centers that deliver more than 160 programs and services on approximately 600,000 visits annually.
- **Para-Transit** - In 2009 more than 900,000 trips were made by the Delaware Transportation Corporation (DTC) at a per-person cost to the State of approximately \$33, compared to \$4 for the cost of a fixed-route DART bus ride.

As can be seen from the above, State government has a large stake in where and how land is developed, and as such, the cost of providing these services is greatly affected by our pattern of land use. In general, the more spread out we are, the more costly it is for taxpayers. Thus, for the State to allocate resources efficiently, we need to determine a clear path to our goal of conserving our fiscal and natural resources. If State and local governments aren't working together, a great deal of waste and inefficiency can occur. The two most important documents to insure a coordinated approach are the local comprehensive plan and the *Strategies for State Policies and Spending*.

#### *Cabinet Committee on State Planning Issues*

One of the most significant actions in regard to improving the coordination of land use activities was the re-establishment of the Cabinet Committee on State Planning Issues in 1994. The Committee's primary purpose is as an advisory body to promote the orderly growth and development of the State, including recommending desirable patterns of land use and the location of necessary major public facilities. In essence, the mission of the Cabinet Committee is to advise the Governor and General Assembly on coordinating the State's provision of infrastructure and services with the land-use decision-making process that is controlled by local governments.

## *The Strategies for State Policies and Spending*

### Strategies Purpose

- To coordinate land use decision-making with the provision of infrastructure and services
- Why Coordinate?
  - Land use decisions are a local responsibility.
  - The provision of infrastructure and services is a State responsibility.
  - If the above aren't coordinated, then waste and inefficiency can occur.



The *Strategies for State Policies and Spending*, most recently updated in 2010, is the key policy document that provides a framework for land use planning in Delaware. Developed by the Cabinet Committee on Planning Issues to fulfill its directives under Title 29, Chapter 91 of the Delaware Code, the *Strategies* provide a framework for the infrastructure and service investments by state agencies. The *Strategies for State Policies and Spending* is used in a variety of ways, including for State agency capital budgeting, PLUS reviews, school site

reviews, and public facility locations. Local governments rely on this document for the preparation of comprehensive plans, especially as they relate to Titles 9 and 22 of the Delaware Code and certified by the State as directed by Title 29, Chapter 91 of the Delaware Code.

### *The Preliminary Land Use Services (PLUS) Review Process*

Another tool developed to coordinate state and local government land use activities is the PLUS review, which looks at certain size development activities and comprehensive plan updates and amendments. This is a monthly review process that brings State and local land use officials together with developers to review development proposals and feasibility studies in the earliest stages of the development process to note possible issues and make suggestions before a developer has invested substantial funds in a project.

## Highlights from 2011-2012

State Government has worked on a variety of projects and initiatives during the 2011 – 2012 time period in accordance with the Governor’s agenda. Some of these initiatives have been carried out by the Office of State Planning Coordination, while others are programs and functions administered by the various State agencies. This section includes a summary of the most noteworthy activities that have occurred this year.

*Delaware Coalition for Healthy Eating and Active Living (DE HEAL) Access to Healthy Communities in the Built Environment, Breaking Barriers to Healthy Communities:*

This was a one day event to bring stakeholders together to identify the barriers to building healthy communities and determine how the State and local governments can move forward toward a healthier Delaware. DE HEAL is made up of a network of partners and members who care about improving the health of Delawareans by promoting good nutrition and increasing physical activity. The Office of State Planning Coordination is part of the leadership team and took a lead role in developing this Forum on the Built Environment held in May 2012.

*Legislative Initiatives from the 146<sup>th</sup> General Assembly that relate to planning:*

House Bill 227, a bill to encourage public housing proposals to incorporate Universal Design features for accessibility. A substitute bill was introduced, and it was passed by both the House and the Senate.

*Master Planning Activities:*

A “master plan” can be defined as a land-use plan focused on one or more sites within an area, which identifies access and general improvements and is intended to guide growth and development over a number of years or in phases. Master planning is a tool that can benefit Governor Markell’s land use agenda to make government more efficient, promote economic development, and, in general, improve the quality of life for Delaware citizens. Such a plan can do this because of the involvement of a wide range of stakeholders, both public and private. In many cases, the process of master planning can work towards pre-approving an area to be “shovel-ready.” “Shovel-ready” permitting gives such areas a distinct advantage in attracting economic development activities. There are several major efforts underway at this point in all three counties.

➤ **Southern New Castle County Master Plan:** The New Castle County Land Use Department has updated its comprehensive land use plan to include the master plan.

➤ **Milford Master Plan:** The plan was adopted in July 2011, and the City has begun the implementation process.

- **Georgetown Master Plan:** A draft document was prepared and elements of the plan were discussed by the jurisdiction, and, although the full draft of the plan did not move forward; elements have begun to be implemented as part of the on-going effort to enhance the Sussex County Airport. These actions include the Town of Georgetown improving water service, the County developing an economic strategy for the Airport, and beginning construction on a 500 ft. runway expansion.
- **Town of Smyrna Rt. 13 Corridor Plan:** The Town of Smyrna is developing Master land use and transportation plan for U.S. Route 13 within the town limits and extending into areas identified in the town's annexation plan. To complete this project, the Town has engaged in a partnership with the Dover/Kent County MPO, DelDOT, and the Office of State Planning Coordination. The Town made use of the "charrette" design process, which utilizes extensive public and stakeholder input. The Town has also been going through the process of updating its zoning code in 2012, which presents an ideal opportunity to identify new zoning classifications along U.S. Route 13 based on this activity.

#### **City of Smyrna Future Redevelopment Opportunity**



*US 13 in Smyrna today*



*US 13 in Smyrna as seen through  
community's visioning exercise*

- **Bridgeville/Greenwood Master Plan:** As part of the State's efforts to implement water quality improvement activities and to ensure environmental needs are addressed, the Department of Natural Resources and Environmental Control (DNREC), the Office of State Planning Coordination, and the University of Delaware have begun to develop a master plan for the Towns of Bridgeville and Greenwood to address waste water services for both towns. Once completed later this year, the towns and County will have a plan for the region to provide a safe, reliable, and clean waste water service while phasing growth in the region that supports the communities' rich agricultural economy.

➤ **Fort DuPont Complex:** The state of Delaware and the Department of Natural Resources and Environmental Control, has secured the services of a nationally-renowned consulting firm to address the redevelopment of the Historic Fort DuPont Complex. Governor Markell believes this property has enormous potential to come alive again as a sustainable, mixed-use community. The 443-acre complex is designated as a National Historic District and is located along the Delaware River adjacent to Delaware City. It includes Fort DuPont State Park, Governor Bacon Health Center, and a complex of state-owned buildings and residences – many of which are vacant. In short, the possibilities are wide open as the State considers redevelopment concepts that are visionary but also practical in terms of financing and implementation.

#### *Statewide GIS Coordination:*

The coordination of statewide geospatial (i.e. geographic information system) data has been evolving in Delaware for more than ten years. To date, the State of Delaware has undertaken an ad hoc or voluntary approach to statewide coordination of geospatial efforts among State agencies collecting and using this information.

Two independent studies have been undertaken in the last three years to evaluate geospatial use and governance in the state: “Geospatial Strategic Plan” (Applied Geographics, Inc., 2010) and “Discovery Workshop” (ESRI, 2012). These reports:

- Identify the lack of governance for geospatial initiatives leading to inefficiencies.
- Recommended development of a strong geospatial coordination team to assist State agencies in implementing their geospatial business needs.

Coordination and management of shared geospatial data resources, and enterprise-level data management and analysis tools, will boost overall government efficiency, improve resource allocation, help plan for and create insight into a changing future, and place Delaware among the leaders in economic development. The following benefits could be realized with a dedicated coordination of geospatial technology for the state:

- A well-coordinated, enterprise approach to geospatial data management will eliminate duplication of effort and improve data access and use across all agencies.
- Well-managed geospatial information is vital for a dashboard-based management approach which allows leaders to understand needs and to track responses to those needs.
- Geospatial data collected from all levels of government will allow state planners to understand local government plans and needs and to tie those plans and needs more firmly into state budget planning.
- The ability to provide timely and accurate geospatial information to prospective businesses will raise Delaware to the highest levels of desirability for the formation of new businesses and the relocation of established businesses.

In order to continue to move forward, geospatial coordination needs to be formalized by reassignment of job duties or reallocation of existing staff to perform these duties.

*University of Delaware/Institute for Public Administration Contract:*

The Office of State Planning Coordination continues to have a strategic partnership with the University of Delaware's Institute for Public Administration (IPA). Two key projects the Institute for Public Administration worked on this year are:

- Complete Communities Project: During 2011 and 2012, the IPA worked collaboratively with our office and DelDOT on the Complete Communities project. This project involves research and public workshops and forums with the Town of Elsmere and the City of Milford, designed to develop a framework for place-making and economic development. The implementation of this project will continue in 2012 and 2013 as described in the work plan on page 17.
- Master Planning Guidelines: In September of 2012, our office published the *Guide for Master Planning in Delaware*. This document reviews many of the previous and current master planning efforts. The document then defines a step-by-step process for local governments to follow in order to create master plans in conjunction with State agencies and other stakeholders. As master plans become a more accepted practice in Delaware, this guidebook will be an invaluable resource to enable all levels of government to collaborate effectively. The IPA assisted our office by researching the previous master planning efforts and drafting much of the text in the document.

*Key State Investments for FY 2012:*

- First State Trails and Pathways initiative has been funded with \$7 million from DNREC in 2012, with another \$13 million allocated from DelDOT in 2013.
- Public school enrollment continues to rise, topping 130,000 students in 2011-12. To meet this continued demand, the State expended over \$1.1 billion in operating costs for public education, which is roughly one-third of Delaware's \$3 billion operating budget.
- One new public school opened to meet the needs of increasing public-school enrollment and replace aging school infrastructure. In addition, two new schools opened in fall of 2012 (which is in FY13), and three other new schools are under construction.
- In FY12, the State has expended over \$404 million of state and federal monies on capital transportation projects to address the maintenance and expansion of our transportation system.
- For FY12, the State has provided approximately \$3 million to local governments for water and sewer infrastructure through the Water Pollution Control Fund.
- The State has expended \$120 million to operate the State Police, which provides support to all local police agencies and serves as the primary police service for unincorporated portions of Kent and Sussex Counties.



- The State is planning to construct new police facilities for Troop 3 in Camden and Troop 7 in Lewes to address overcrowding and maintenance needs at the existing facilities. Troop 3 is furthest along in the process, with an estimated cost of over \$13 million.
- In FY12, the Delaware Agricultural Lands Preservation Foundation preserved 51 farms comprising 5,375 acres at a cost of \$1,813 per acre, the best value in farmland seen in five years.
- Though Delaware homeowners have continued to struggle through the foreclosure crisis, there were fewer (5,112) foreclosure filings in calendar year 2011 than in calendar year 2010 (6,457).
- Delaware State Housing Authority (DSHA) has provided foreclosure prevention assistance to homeowners by counseling 1,501 homeowners and providing 165 loans and grants in FY 12. Although this represents a slight decrease in both programs when compared to FY11, it demonstrates a continued strong need for this assistance.
- DSHA continued to provide assistance to first-time homebuyers, enable the preservation and production of rental housing, and assist low to moderate income households in rehabilitation their homes in FY12.

#### *Development Trends Reporting:*

The OSPC has been collecting building-permit and development-approval data from all 60 local jurisdictions since the start of 2008. The purpose of this reporting is to inform State, county, and municipal efforts to promote development activity around existing infrastructure and in compliance with comprehensive plans and the *Strategies for State Policies and Spending*. These data are unique in that they are collected and reported in a consistent way based on information gathered directly from all statewide jurisdictions that issue building permits and development approvals.

This report includes data and analysis on development activity in calendar years 2008 through 2011. Key findings include:

#### *Development Approvals 2008-2011*

- From 2008 through 2011, a total of 25,290 residential units were approved by local governments in Delaware. Sussex County jurisdictions approved the most units- 9,691, or 38 percent of the total. Development approvals were the highest in 2008 when 10,324 units (40% of the total statewide) were approved. The most notable trends from this data set are the resurgence of approvals in New Castle County in 2010 and the sharp decline in approvals in Kent County since 2008.
- During this period, local governments approved 20,231 residential units (80% of the total) in areas delineated as Investment Levels 1, 2, and 3 in the *Strategies for State Policies and Spending*. In both New Castle and Kent Counties, more than 97

percent of all residential units approved by local governments were in Levels 1 through 3. In Sussex County only 50 percent were located in levels 1 through 3.

- From 2008 through 2011, local governments approved 14,491,264 square feet of non-residential development. More than half of this development was approved in New Castle County (65%). The remainder was split between Kent and Sussex Counties (21% and 14%, respectively). The most notable trends from this data set are the resurgence of approvals in Kent County in 2010 and the sharp decline of approvals overall in Sussex County.
- Most of the non-residential development approved by local governments in Delaware (95%) was located in Investment Levels 1, 2, or 3.

#### *Building Permits 2008-2011:*

- During this period, building permits for 13,273 residential units were issued by local governments in Delaware. The majority of these permits were issued in Sussex County, where local governments issued permits for 6,687 residential units (50% of all units permitted in the state). The most notable trend from this data set is the decline in permitting in all counties from 2008 through 2010.
- Statewide, 80 percent of residential units permitted by local governments were located in Investment Levels 1, 2 or 3 as defined by the *Strategies for State Policies and Spending*. New Castle County jurisdictions issued permits for 97 percent of their residential units in Levels 1 through 3, followed by Kent with 81 percent and Sussex with 72 percent.
- From 2008 through 2011, local governments issued permits for over 10,000,000 square feet of non-residential development. As with non-residential development approvals, over half of the activity (59%) was focused in New Castle County. Sussex County jurisdictions permitted 18 percent of the total, while Kent jurisdictions permitted the remaining 23 percent of non-residential development activity. The most notable trends from this data set is the 43 percent drop statewide in permitting activity from 2008 to 2011.
- Statewide, 92 percent of all non-residential square footage was permitted in Levels 1 through 3.

#### *Comprehensive Planning:*

Comprehensive plans are certified by the Governor, once it is determined that they are consistent with Delaware Code and State land-use policies as articulated in the *Strategies for State Policies and Spending*. This year, the Governor certified the New Castle County comprehensive plan. The comprehensive plan for the Town of Bethany Beach has been adopted by the town and is pending certification. In addition, the OSPC has worked with local jurisdictions on a variety of comprehensive plan amendments and other activities as follows:

- Dover - Review of a comprehensive plan amendment for the City of Dover to change the land use classification on three properties and add other properties to the annexation plan
- Bridgeville/Greenwood - Review of a proposed comprehensive plan amendment for the Town of Bridgeville and the Town of Greenwood to reflect the results of the master plan meetings
- Milford - Review of a City of Milford comprehensive plan amendment to make changes to the Urban Growth Boundary and the Future Land Use Map to include the entirety of parcel 130-6.00-94.00 for use as an electric substation.
- Ocean View - Review of comprehensive plan amendment to align the Town's Future Land Use Map with the recently adopted zoning code and zoning map.
- Townsend - Review of a comprehensive plan amendment for the Town of Townsend to revise the future land use map to change the designation on one parcel to future commercial.

Comprehensive plans completed this reporting period include:

- Bowers Beach - Review of the Town of Bowers Beach comprehensive plan update. The update was seen through PLUS process in September 2012.
- Fenwick Island - Review of the Town of Fenwick Island 2012 draft comprehensive plan. The Town has decided to make only slight changes to the plan and consider it for review with a full update due in 2017.
- Henlopen Acres - Review of the Town of Henlopen Acres Comprehensive Plan update and as part of this ongoing effort a second review of the Town of Henlopen Acres Comprehensive Plan was conducted and the OSPC continues to work with the town toward certification.
- Middletown - Review of the Town of Middletown draft 2012 comprehensive plan update. Middletown is working to finalize the plan and submit for certification.
- Odessa - Review of Town of Odessa 2012 draft comprehensive plan update. Odessa is working to finalize the plan and submit for certification.

#### *Preliminary Land Use Services (PLUS) Reviews:*

The PLUS process is a monthly review process that brings State and local land-use officials together with developers to review development proposals in the earliest stages of the development to note possible issues and make suggestions before a developer has made substantial investment in a project. The process is also used to review comprehensive plans for updates and amendments. Since last year's report, the State has reviewed 50 Preliminary Land Use Service (PLUS) applications. These applications included comprehensive plan reviews, updates and amendments, rezonings, and subdivision plans.

## Land-Use Agenda Work Plan for 2012–2013

In order to continue to implement Governor Markell's land use goals for Delaware, the following work plan is proposed:

### *Complete Communities:*



*The Village of Five Points; an example of a Delaware Complete Community*

This initiative was started last year. The project is focused on the Governor's agenda of creating more efficient government, promoting economic growth, and improving the quality of life for all Delaware citizens. Like master planning, it is felt that helping local communities promote this concept will help make areas "shovel ready" for development activities that state and local governments can use to promote economic development activities.

The Office of State Planning

Coordination is working with the Institute for Public Administration and DelDOT to develop a framework using this concept to promote place-making and economic development in Delaware. This effort will culminate this fall with a report on the research and public workshop efforts and a "Complete Communities Forum" which will include statewide stakeholders and national figures knowledgeable about this topic.

### *Master Planning:*

Continuation of the development/implementation of the ongoing master plan projects as well as for two new projects (see Highlights Section for a description of "Master Planning"):

- **Southern New Castle County Plan:** The New Castle County Council, in cooperation with local jurisdictions and residents, will begin to implement selected items from the comprehensive land use plan to address housing needs, transportation, and environmental issues within the region.
- **Kent County Transportation Master Plan:** Kent County Levy Court, in cooperation with DelDOT and the Dover/Kent County MPO will begin to plan areas within the County's growth zone to address future transportation needs in order to implement Transportation Improvement Districts (TIDs).

- **Milford Master Plan:** The City, in cooperation with the State, will begin to implement various policies and construction projects to promote economic development within the community.
- **Bridgeville/Greenwood Master Plan:** To meet requirements of protecting and preserving the Chesapeake Bay, the towns will begin a master plan to address environmental needs and ensure the communities maintain their “pollution diets”, as well as water quality improvements.
- **Georgetown Master Plan:** The Town and County will work to adopt the plan and begin to implement its policies and recommendations.
- **Town of Smyrna Route 13 Corridor Plan:** The Dover/Kent County MPO is taking the lead in compiling the plan document in conjunction with the Town of Smyrna, DelDOT, and our office. The document will become an amendment to Smyrna’s Comprehensive Plan. After the amendment is adopted, Smyrna expects to revise its land use ordinances for the corridor, possibly adopting some version of a “Form Based Code.”
- **Fort DuPont Complex:** The State of Delaware, Department of Natural Resources and Environmental Control, has secured the services of a nationally-renowned consulting firm to address the redevelopment of the Historic Fort DuPont Complex. Governor Markell believes this property has enormous potential to come alive again as a sustainable, mixed-use community. The 443-acre complex is designated as a National Historic District and is located along the Delaware River adjacent to Delaware City. It includes Fort DuPont State Park, Governor Bacon Health Center, and a complex of state-owned buildings and residences – many of which are vacant. In short, the possibilities are wide open as the State considers redevelopment concepts that are visionary but also practical in terms of financing and implementation.

#### *Delaware Population Consortium:*

The Delaware Population Consortium (DPC) was formed in 1975, with the goal of "providing a continuing forum for debate and discussion of matters relating to state and local population growth." The DPC is an informal organization with representation from state agencies, local jurisdictions, counties as well as metropolitan planning organization. The consortium has never been formalized or adopted as the authority for population projections for the state.

Since the DPC began producing projections, they have become a respected and widely used data resource for Delaware’s State and local governments and the private sector. They are used by virtually all State agencies, municipal governments, and school districts. The DPC projections are referred to by Department of Finance staff as they prepare revenue and expenditure forecasts for the Delaware Economic and Financial Advisory Council (DEFAC), which is a vital part of Delaware’s annual budget process. In 1987, the Legislature passed the “Quality of Life Act” which required the counties to develop and adopt comprehensive plans. One of the requirements of the county plans is to incorporate a future land use plan that is to be developed in a manner consistent with the DPC projections (see Del. C. Title 9, section 2656, 4956, and 2656, g, 1)

Today the DPC is at a crossroads. Although the projections produced by the DPC are indispensable to so many planning and forecasting processes throughout the State, it has never been formalized or adopted by the state as the authority.

In addition to not being codified by the state, the DPC has long relied upon the services of a single employee of the University of Delaware's Center for Applied Demography and Survey Research (CADSR). This employee has, for decades, provided the technical expertise and time to preparing projections each year. However, this employee has announced plans for retirement. With this retirement will go the vast knowledge and skills necessary to continue the reproduction of population and economic projections for the State of Delaware.

In order to ensure that the Delaware Population Consortium continues to provide the projections that are so critical (and in some cases, required by Del. C.) to our government and private sector entities, it is recommended that the following work items be explored this year:

- Develop Executive Order or legislation to formalize the role of the Delaware Population Consortium as the authority which produces the official population projections for Delaware
- Develop Executive Order or legislation to require that all State Agencies use the DPC projections. This is currently the practice, but it is not required.
- Develop a plan to ensure the continuance of staff to produce the population projections each year.

#### *Statewide GIS Coordination:*

In the upcoming fiscal year, the IPA will assist OSPC office with facilitating the development of a standard for addressing data in the state. Many state, local, jurisdictional and private agencies rely on address data for their core business. IPA will coordinate a series of facilitated workshops to bring all the agencies together and develop an Addressing Standard while trying to maintain current work practices. We will be evaluating national standards and using existing U.S. Census Bureau initiatives as appropriate to guide our development workshops.

#### *Regularly occurring activities:*

Office of State Planning Coordination staff will continue to perform their regular duties as they relate to the PLUS process, development data collection and analysis, municipal annexation reviews, comprehensive plan reviews, local government assistance, demographic data collection and analysis, and other related activities.



## **Detailed Reports**

The following sections represent the detailed information supporting the information and analysis presented in this report.

### **Report 1**

Development-Trends Data and Analysis

### **Report 2**

State Financial Investments Supporting Recent Trends

### **Report 3**

Demographic Data

### **Report 4**

Comprehensive-Planning Progress

### **Report 5**

Highlights of the Local Jurisdiction Annual Reports

## **Report 1**

### **Development-Trends Data and Analysis**

#### *Development-Trends Data, January 2008–December 2011*

OSPC has been collecting building-permit and development-approval data from all 60 local jurisdictions since the start of 2008. Similar data compilations have been available for many years but differ in format from county to county. Other compilations (such as assessment files) may or may not include the physical location of permits and approvals and rarely are reported consistently among jurisdictions.

OSPC has collected data on building permits, development approvals, and rezoning. This data collection includes tax-parcel information, which allows detailed analysis of development location using GIS. Data are combined to create a statewide data set that includes municipal and county data in a single format. This report includes data and analysis on development activity in calendar years 2008 through 2011.

It is important to note that these data are different from, and in some ways more precise than, Delaware's land-use/land-cover data. The land-use/land-cover data sets from 2002 and 2007 are based on aerial photography and can be used to analyze gross land use changes over time. The Development-Trends Data represent actual local government permits and approvals in specific time frames.

The Development-Trends Data presented below reflect two indicators of local government activity-development approvals and actual building permits. Development approval information shows where developers have obtained approvals from local governments to build projects. These data can be used to track the resolution of PLUS applications and show where developers are preparing to build in the future. These projects may or may not be built, depending on a variety of factors related to the economy, financial markets, real estate market demand, and the viability of the developer. Building-permit data are a strong indication of where actual land development activity is occurring. Because permit information is actual, rather than speculative, it is a better indicator of actual market demand and development trends.

Please be aware of the context of these data. The U.S. economy was officially in a recession from December 2007 to June 2009. The housing industry was one of those sectors most affected by the recession; the bursting of the housing bubble was one of the main symptoms of the problem. The data reported here reflect a time period when the economy, in general, and the housing market, in particular, has been in turmoil.

## *Residential Development Approvals*

From 2008 through 2011, a total of 25,290 residential units were approved by local governments in Delaware. New Castle County jurisdictions approved the most units- 9,849 or 39 percent of the total. Development approvals were the highest in 2008, when 10,324 units (49% of the total statewide) were approved. The most notable trends from this data set are the resurgence of approvals in New Castle County in 2010 and the sharp decline in approvals in Kent County since 2008.

The location of these approvals is an indication of the extent to which local governments are following their certified plans and, by extension, the *Strategies for State Policies and Spending*. During this period, local governments approved 20,231 units (80% of the total) in areas delineated as Investment Levels 1, 2, and 3 in the *Strategies for State Policies and Spending*. In both New Castle and Kent Counties, more than 97 percent of all residential units approved by local governments were in Levels 1 through 3. In Sussex County, only 50 percent were located in levels 1 through 3.

<b>Residential Units Approved by Development Application</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
<b>New Castle</b>	3,070	357	3,989	2,433	9,849
<b>Kent</b>	3,536	1,455	563	196	5,750
<b>Sussex</b>	3,718	2,538	1,535	1,900	9,691
<b>Total</b>	<b>10,324</b>	<b>4,420</b>	<b>6,087</b>	<b>4,529</b>	<b>25,290</b>

*Source: Delaware Office of State Planning Coordination*

## *Residential Building Permits*

Building-permit data more closely approximate actual building activity. During this period, building permits for 13,273 residential units were issued by local governments in Delaware. The majority of these permits were issued in Sussex County, where local governments issued permits for 6,687 residential units (50% of all units permitted in the state). The most notable trend from this data set is the decline in permitting in all counties from 2008 through 2011.

The location of new residential units is perhaps the best measure of how planning coordination, land-use regulations, real estate market trends, and consumer preferences are converging. Statewide, 80 percent of residential units permitted by local governments were located in Investment Levels 1, 2 or 3, as defined by the *Strategies for State Policies and Spending*. New Castle County jurisdictions issued permits for 97 percent of their residential units in Levels 1 through 3, followed by Kent with 81 percent and Sussex with 72 percent.

<b>Residential Units Approved by Building Permit</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
<b>New Castle</b>	974	770	784	641	3,169
<b>Kent</b>	1,246	729	579	863	3,417
<b>Sussex</b>	1,723	1,700	1,555	1,709	6,687
<b>Total</b>	<b>3,943</b>	<b>3,163</b>	<b>2,918</b>	<b>3,213</b>	<b>13,273</b>

*Source: Delaware Office of State Planning Coordination*

### *Non-Residential Development Approvals*

Non-residential development approvals include commercial, office, industrial, and institutional uses. From 2008 through 2011, local governments approved 14,491,264 square feet of non-residential development. More than half of this development was approved in New Castle County (65%). The remainder was split between Kent and Sussex Counties (21% and 14%, respectively). The most notable trends from this data set are the resurgence of approvals in Kent County in 2010 and the sharp decline of approvals overall in Sussex County.

Most of the non-residential development approved by local governments in Delaware (95 percent) was located in Investment Levels 1, 2, or 3. In fact, in both New Castle and Kent Counties, only one percent of non-residential square footage was approved for Level 4 areas.

<b>Non-Residential Square Footage Approved by Development Application</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
<b>New Castle</b>	2,824,514	1,447,092	1,207,256	3,928,832	9,407,694
<b>Kent</b>	1,706,264	326,537	794,784	263,734	3,091,319
<b>Sussex</b>	1,275,214	617,060	37,119	62,858	1,992,251
<b>Total</b>	<b>5,805,992</b>	<b>2,390,689</b>	<b>2,039,159</b>	<b>4,255,424</b>	<b>14,491,264</b>

*Source: Delaware Office of State Planning Coordination*

### *Non-Residential Building Permits*

From 2008 through 2011, local governments issued permits for over 10,000,000 square feet of non-residential development. As with non-residential development approvals, over half (59%) of the activity was focused in New Castle County. Sussex County jurisdictions permitted 18 percent of the total, while Kent jurisdictions permitted the remaining 23 percent of non-residential development activity. The most notable trend from this data set is the 48 percent statewide drop in permitting activity from 2008 to 2011.

Non-residential development has been permitted almost exclusively in Investment Levels 1 through 3. Statewide, 92 percent of all non-residential square footage was permitted in Levels 1 through 3. Kent County jurisdictions did not permit any non-residential development in Levels 2, 3 or 4. New Castle County permitted one percent and Sussex County 27 percent in Level 4.

<b>Non-Residential Square Footage Approved by Building Permit</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
<b>New Castle</b>	2,193,753	1,114,275	1,320,617	1,278,799	5,907,444
<b>Kent</b>	1,162,374	576,839	377,017	321,718	2,437,948
<b>Sussex</b>	909,973	169,016	283,456	461,592	1,824,037
<b>Total</b>	<b>4,266,100</b>	<b>1,860,130</b>	<b>1,981,090</b>	<b>2,062,109</b>	<b>10,169,429</b>

*Source: Delaware Office of State Planning Coordination*

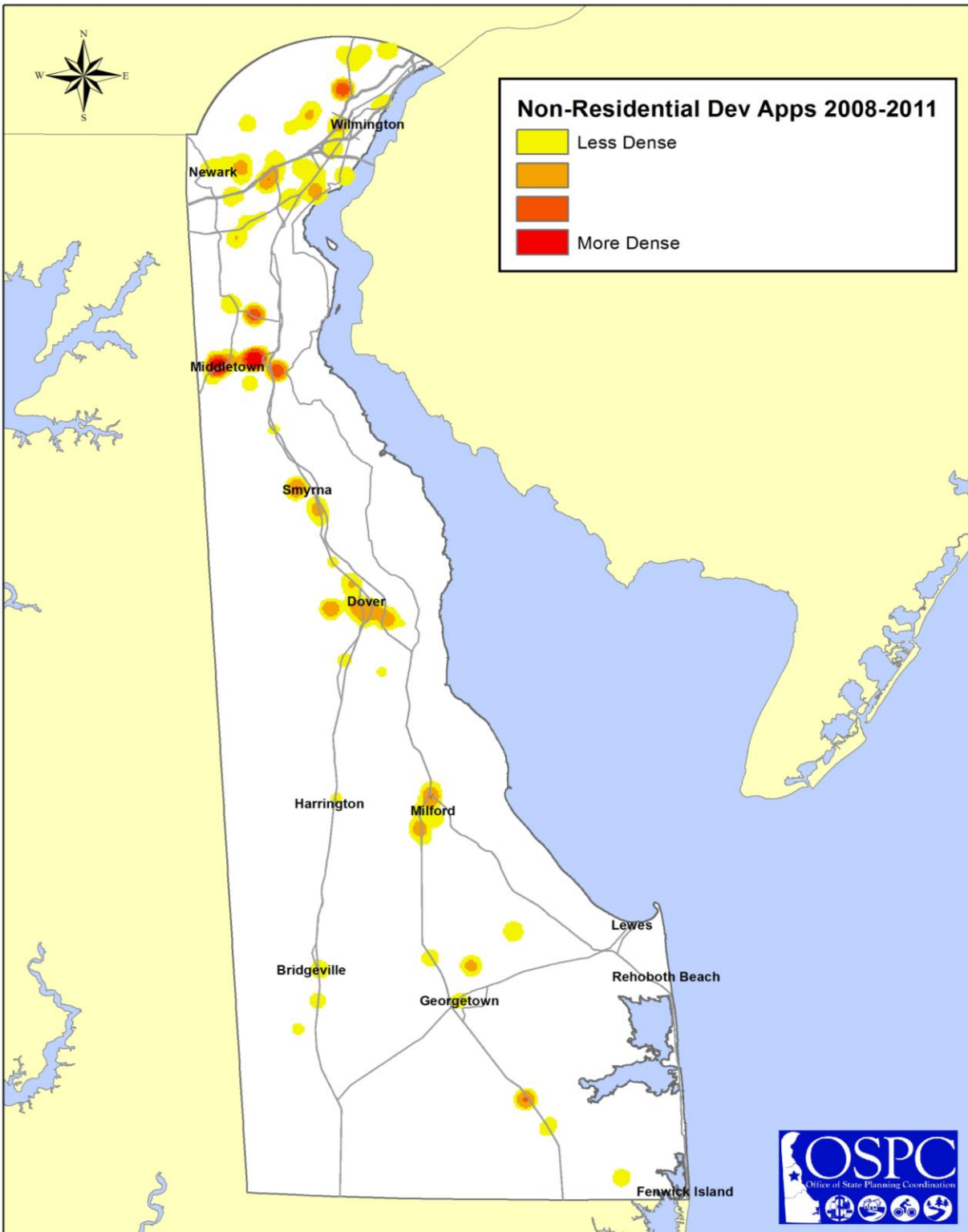
### *Summary and Conclusions*

Development approvals and building permits for residential and non-residential uses showed noteworthy declines in calendar year 2009 when compared to 2008, followed by modest gains in some areas in 2010 and 2011. This is expected, given the state of the economy and the significant impact of the current economic crisis on housing and real estate development. Approvals for new projects, particularly non-residential projects, have declined the most. There is a large inventory of approved but unbuilt or incomplete development projects throughout the state, which may partially explain the reluctance of the development community to speculate on new projects. Economic conditions, in general, and the availability of financing, in particular, are other reasons commonly cited by developers for the downturn in new development activity. Residential building activities are most predominant in Sussex County, while non-residential development activity is focused in New Castle County.

The location of new development and actual construction depends on many factors, including State infrastructure investments, county and municipal land-use plans, local government land development regulations, real estate market demands, lending practices, the viability of individual land developers, and consumer preferences. The Development Trends Data indicate that development patterns, in general, are consistent with the *Strategies for State Policies and Spending* and certified local-government comprehensive plans.

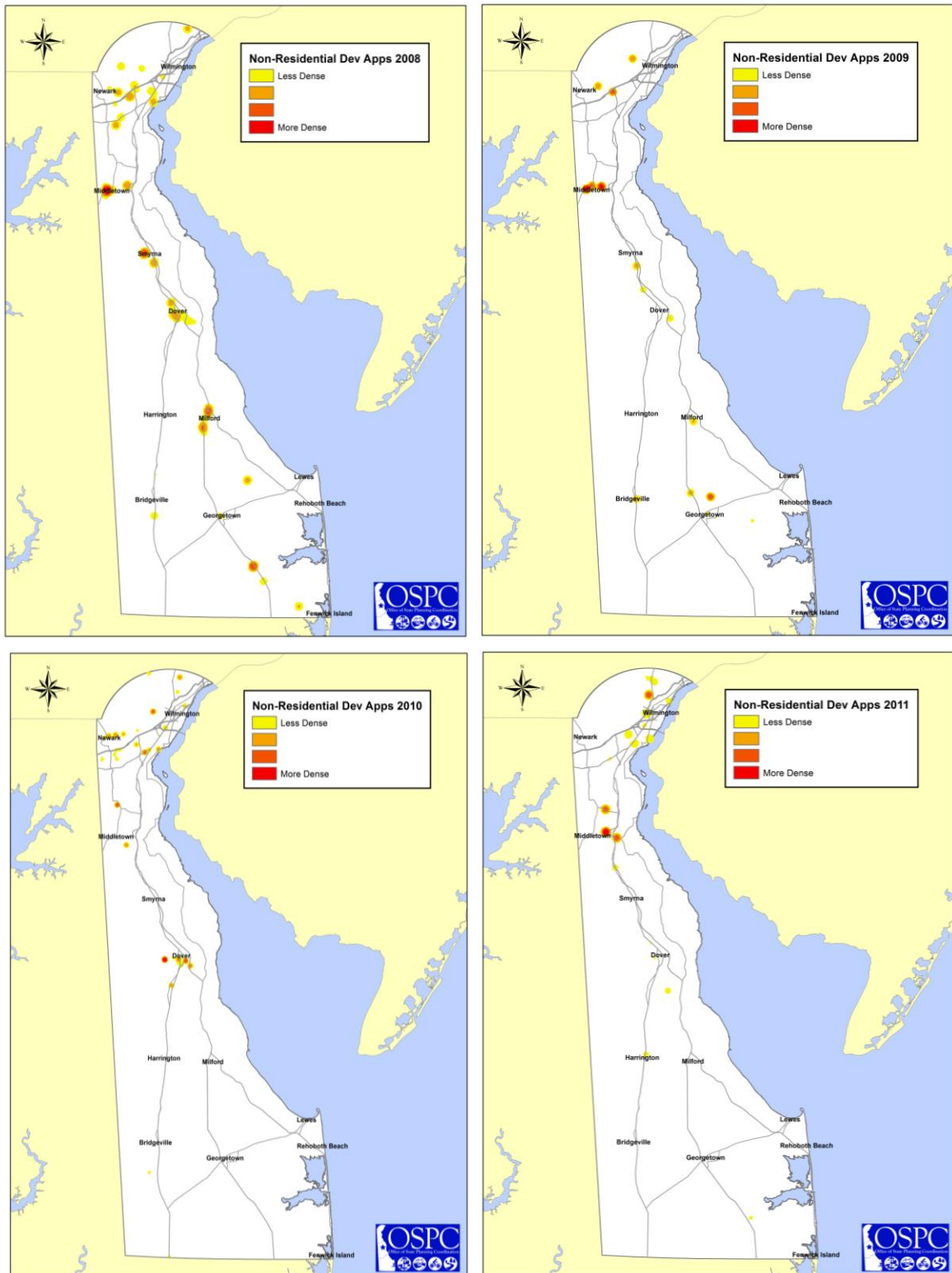
The vast majority of residential units (80%) and non-residential square footage (92%) permitted from 2008 through 2011 were permitted in areas considered “growth areas,” Levels 1, 2, and 3 of the *Strategies for State Policies and Spending*. It is worth noting that non-residential development is mostly occurring close to infrastructure in Levels 1 and 2 and is rarely permitted in Level 4, even in Sussex County. Residential development is less constrained to growth areas in Sussex County, which approved 28 percent of its new residential development in these rural areas.

Map 1 – Non-Residential Development Applications 2008–2011





## Map 2 – Non-Residential Development Applications by Year

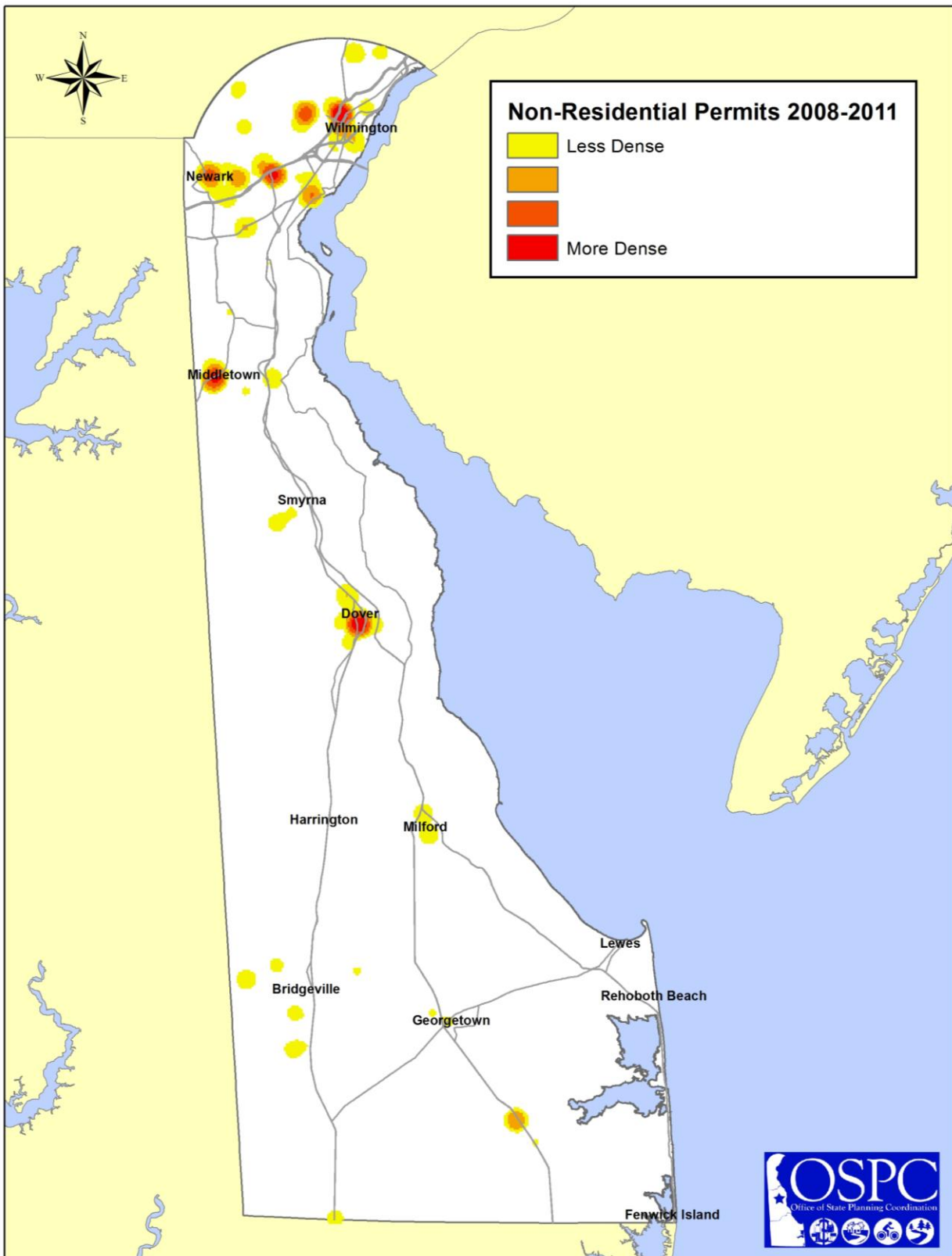


## Non Residential Sq. Ft. by Development Application

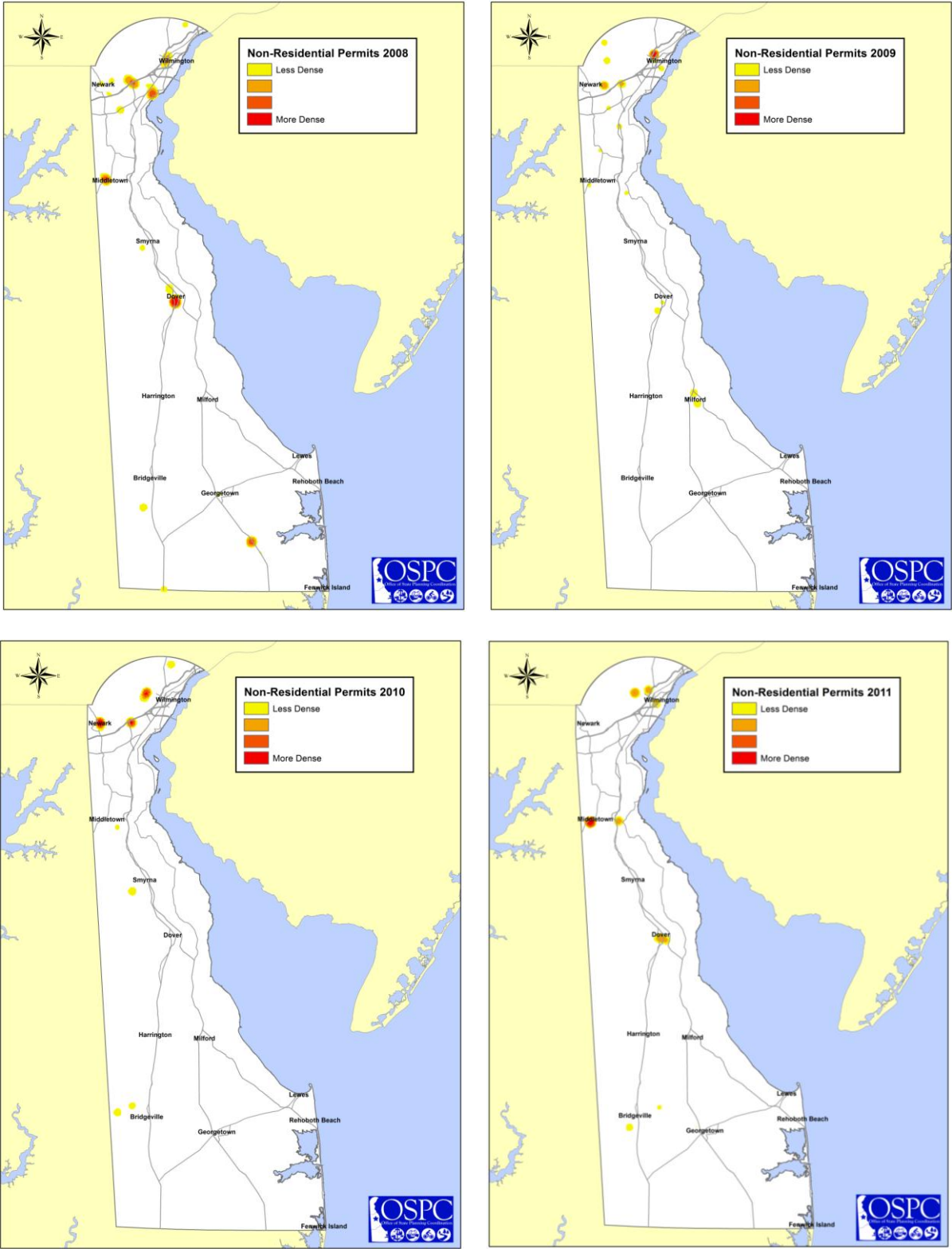
Jurisdiction	2011				2010	2009	2008
	2008 - 2011	Jan - June	July - Dec	Total	Total	Total	Total
<b>New Castle County</b>	<b>5,527,567</b>	<b>155,643</b>	<b>2,246,559</b>	<b>2,402,202</b>	<b>1,038,406</b>	<b>497,482</b>	<b>1,589,477</b>
Bellefonte	0	0	0	0	0	0	0
Delaware City	0	0	0	0	0	0	0
Elsmere	980	0	0	0	0	0	980
Middletown	3,258,348	0	1,168,631	1,168,631	0	931,713	1,158,004
New Castle	139,132	0	138,466	138,466	0	0	666
Newark	257,888	8,671	0	8,671	168,850	14,580	65,787
Newport	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0
Smyrna	9,600	0	0	0	0	0	9,600
Townsend	0	0	0	0	0	0	0
Wilmington	214,179	210,862	0	210,862	0	3,317	0
<b>Kent County</b>	<b>252,242</b>	<b>23,800</b>	<b>91,534</b>	<b>115,334</b>	<b>0</b>	<b>127,388</b>	<b>9,520</b>
Bowers Beach	0	0	0	0	0	0	0
Camden	63,339	0	0	0	63,339	0	0
Cheswold	0	0	0	0	0	0	0
Clayton	0	0	0	0	0	0	0
Dover	1,602,899	69,936	50,656	120,592	721,195	122,056	639,056
Farmington	0	0	0	0	0	0	0
Felton	0	0	0	0	0	0	0
Frederica	0	0	0	0	0	0	0
Harrington	10,250	0	0	0	10,250	0	0
Hartly	0	0	0	0	0	0	0
Houston	0	0	0	0	0	0	0
Kenton	0	0	0	0	0	0	0
Leipsic	0	0	0	0	0	0	0
Little Creek	0	0	0	0	0	0	0
Magnolia	0	0	0	0	0	0	0
Milford	530,534	0	19,200	19,200	0	32,389	478,945
Smyrna	613,171	0	8,608	8,608	0	25,820	578,743
Viola	0	0	0	0	0	0	0
Woodside	0	0	0	0	0	0	0
Wyoming	0	0	0	0	0	0	0
<b>Sussex County</b>	<b>724,225</b>	<b>18,800</b>	<b>0</b>	<b>18,800</b>	<b>0</b>	<b>376,476</b>	<b>328,949</b>
Bethany Beach	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0
Bridgeville	96,500	0	0	0	0	96,500	0
Dagsboro	33,933	33,933	0	33,933	0	0	0
Delmar	25,350	0	0	0	15,400	0	9,950
Dewey Beach	0	0	0	0	0	0	0
Ellendale	0	0	0	0	0	0	0
Farmington	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0
Frankford	0	0	0	0	0	0	0
Georgetown	98,443	0	0	0	5,719	33,340	59,384
Greenwood	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0
Laurel	24,798	0	5,125	5,125	0	0	19,673
Lewes	0	0	0	0	0	0	0
Milford	399,708	0	0	0	0	79,544	320,164
Millsboro	382,061	0	0	0	0	0	382,061
Millville	0	0	0	0	0	0	0
Milton	139,063	0	0	0	0	0	139,063
Ocean View	0	0	0	0	0	0	0
Rehoboth Beach	0	0	0	0	0	0	0
Seaford	68,200	0	5,000	5,000	16,000	31,200	16,000
Selbyville	0	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0	0
South Bethany	0	0	0	0	0	0	0

Please Note: The county totals reported are reflective of activities within the county jurisdiction ONLY and do not reflect a combined total of the county and various municipalities. Additional six-month breakdown numbers are available on the OSPC website at [http://stateplanning.delaware.gov/information/development\\_trends](http://stateplanning.delaware.gov/information/development_trends).

Map 3 – Non-Residential Building Permits 2008–2011



Map 4 – Non-Residential Building Permits 2008–2011 by Year

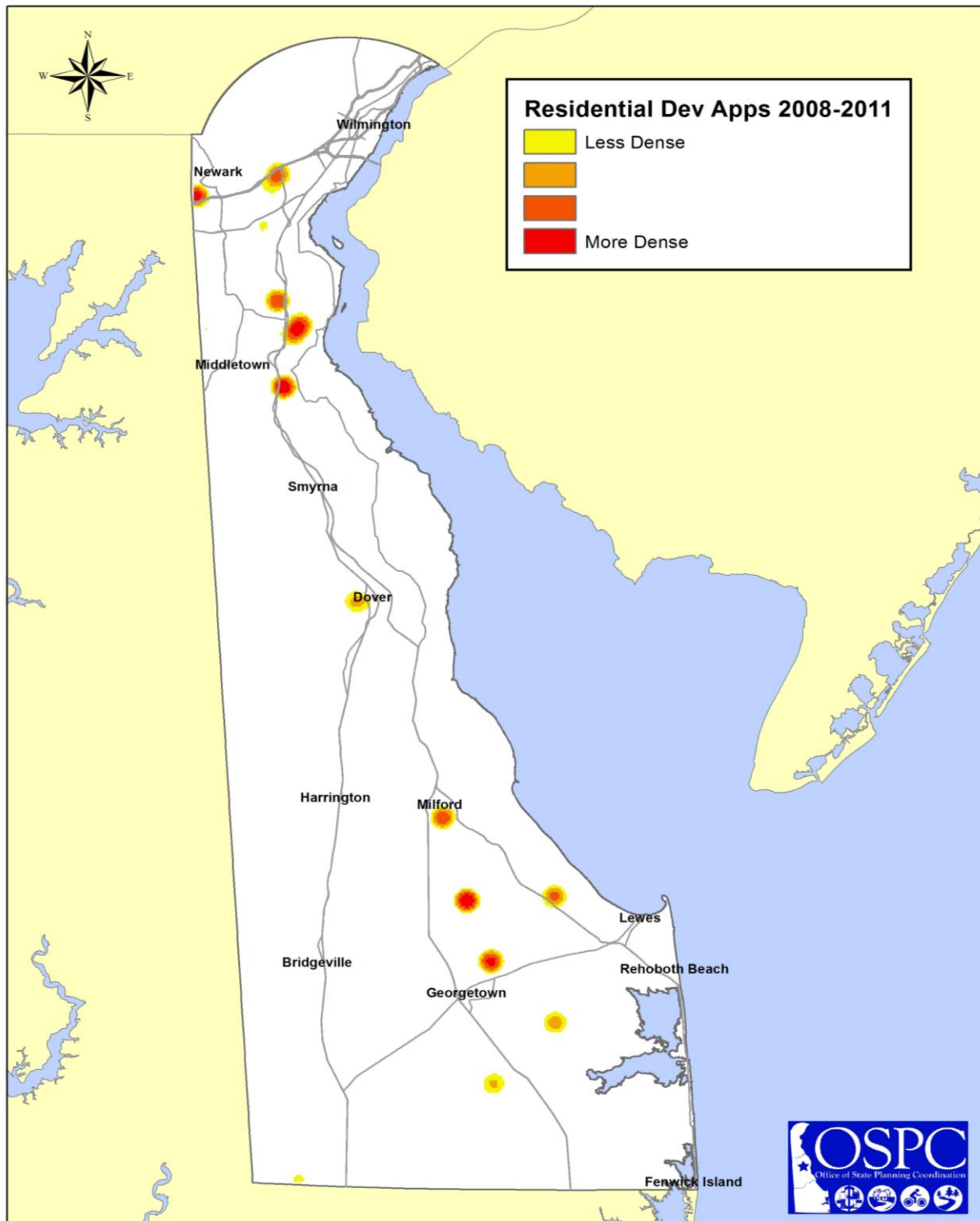


## Non Residential Sq. Ft. by Building Permit

Jurisdiction	2011				2010	2009	2008
	2008 - 2011	Jan - June	July - Dec	Total	Total	Total	Total
<b>New Castle County</b>	<b>3,363,522</b>	<b>428,959</b>	<b>164,818</b>	<b>593,777</b>	<b>858,277</b>	<b>579,224</b>	<b>1,332,244</b>
Bellefonte	0	0	0	0	0	0	0
Delaware City	15,025	0	0	0	0	0	15,025
Elsmere	0	0	0	0	0	0	0
Middletown	814,433	429,691	0	429,691	10,460	48,982	325,300
New Castle	210,520	0	0	0	1,200	0	209,320
Newark	506,222	10,500	0	10,500	414,710	21,330	59,682
Newport	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0
Smyrna	0	0	0	0	0	0	0
Townsend	0	0	0	0	0	0	0
Wilmington	997,722	106,865	137,966	244,831	35,970	464,739	252,182
<b>Kent County</b>	<b>651,812</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>187,236</b>	<b>311,740</b>	<b>152,836</b>
Bowers Beach	0	0	0	0	0	0	0
Camden	25,160	0	0	0	0	0	25,160
Cheswold	0	0	0	0	0	0	0
Clayton	90,075	0	0	0	90,075	0	0
Dover	1,361,586	230,160	80,647	310,807	67,281	161,099	822,399
Farmington	0	0	0	0	0	0	0
Felton	5,125	0	0	0	5,125	0	0
Frederica	0	0	0	0	0	0	0
Harrington	22,625	0	5,125	5,125	16,300	0	1,200
Hartly	0	0	0	0	0	0	0
Houston	0	0	0	0	0	0	0
Kenton	0	0	0	0	0	0	0
Leipsic	0	0	0	0	0	0	0
Little Creek	0	0	0	0	0	0	0
Magnolia	0	0	0	0	0	0	0
Milford	138,936	0	5,786	5,786	11,000	99,000	23,150
Smyrna	132,729	0	0	0	0	5,000	127,729
Viola	0	0	0	0	0	0	0
Woodside	0	0	0	0	0	0	0
Wyoming	9,900	0	0	0	0	0	9,900
<b>Sussex County</b>	<b>829,201</b>	<b>145,911</b>	<b>167,245</b>	<b>313,156</b>	<b>215,473</b>	<b>46,200</b>	<b>254,372</b>
Bethany Beach	9,800	0	0	0	0	0	9,800
Bethel	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0
Bridgeville	13,500	0	0	0	0	0	13,500
Dagsboro	48,742	5,000	0	5,000	0	0	43,742
Delmar	81,879	0	0	0	15,400	0	66,479
Dewey Beach	22,000	0	0	0	0	0	22,000
Ellendale	0	0	0	0	0	0	0
Farmington	0	0	0	0	0	0	0
Fenwick Island	2,952	0	2,952	2,952	0	0	0
Frankford	0	0	0	0	0	0	0
Georgetown	108,301	48,218	0	48,218	5,719	4,300	50,064
Greenwood	3,000	0	0	0	0	0	3,000
Henlopen Acres	0	0	0	0	0	0	0
Laurel	29,200	0	0	0	0	0	29,200
Lewes	8,617	6,817	0	6,817	0	0	1,800
Milford	162,861	0	49,223	49,223	27,588	74,544	11,506
Millsboro	305,490	7,685	4,037	11,722	9,500	1,656	282,612
Millville	0	0	0	0	0	0	0
Milton	12,577	0	0	0	0	6,253	6,324
Ocean View	0	0	0	0	0	0	0
Rehoboth Beach	5,000	0	0	0	0	0	5,000
Seaford	147,867	18,404	6,100	24,504	7,276	21,388	94,699
Selbyville	33,050	0	0	0	2,500	14,675	15,875
Slaughter Beach	0	0	0	0	0	0	0
South Bethany	0	0	0	0	0	0	0

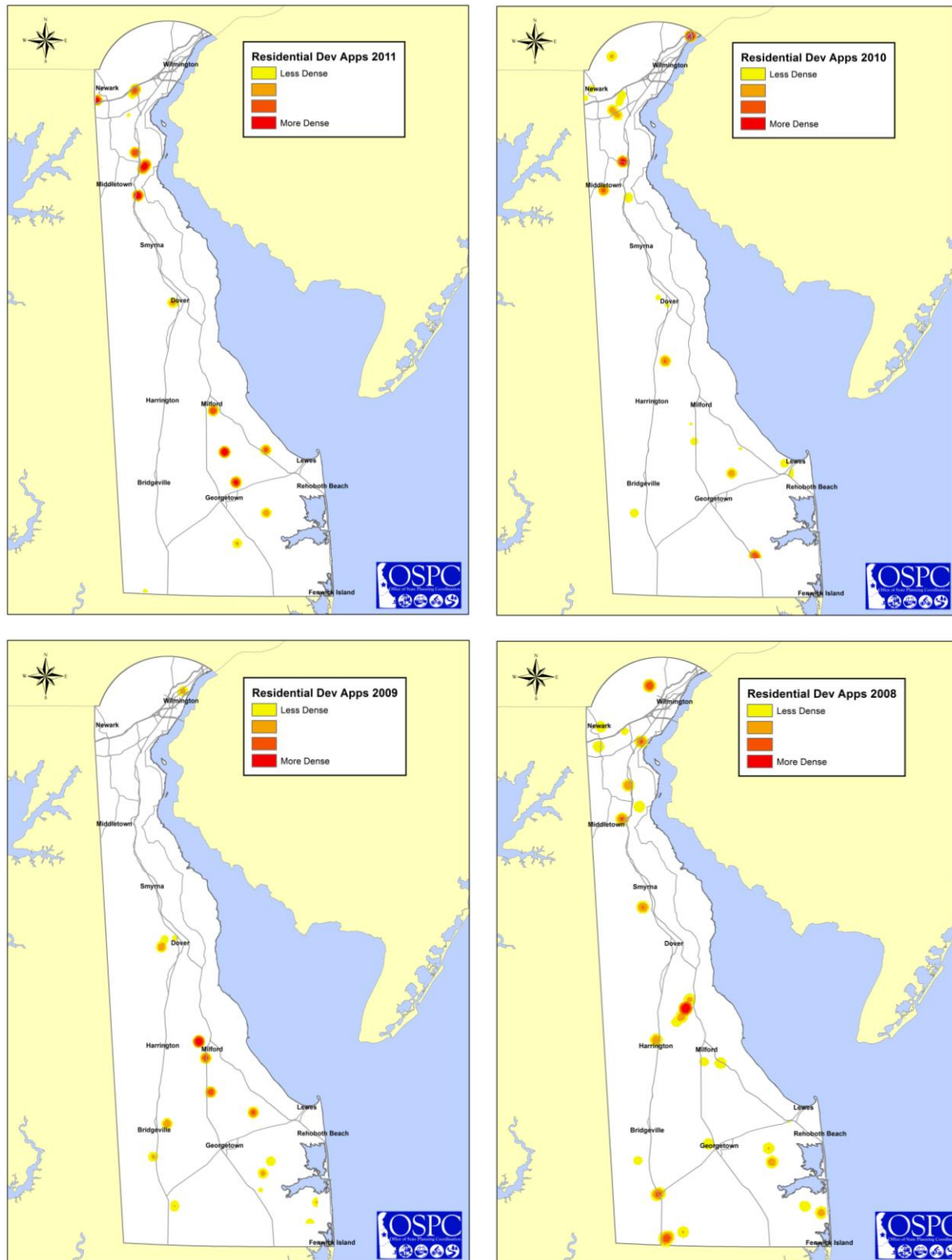
Please Note: The county totals reported are reflective of activities within the county jurisdiction ONLY and do not reflect a combined total of the county and various municipalities. Additional six-month breakdown numbers are available on the OSPC website at [http://stateplanning.delaware.gov/information/development\\_trends/](http://stateplanning.delaware.gov/information/development_trends/).

Map 5 – Residential Development Applications 2008–2010





Map 6 – Residential Development Applications 2008–2010 by Year

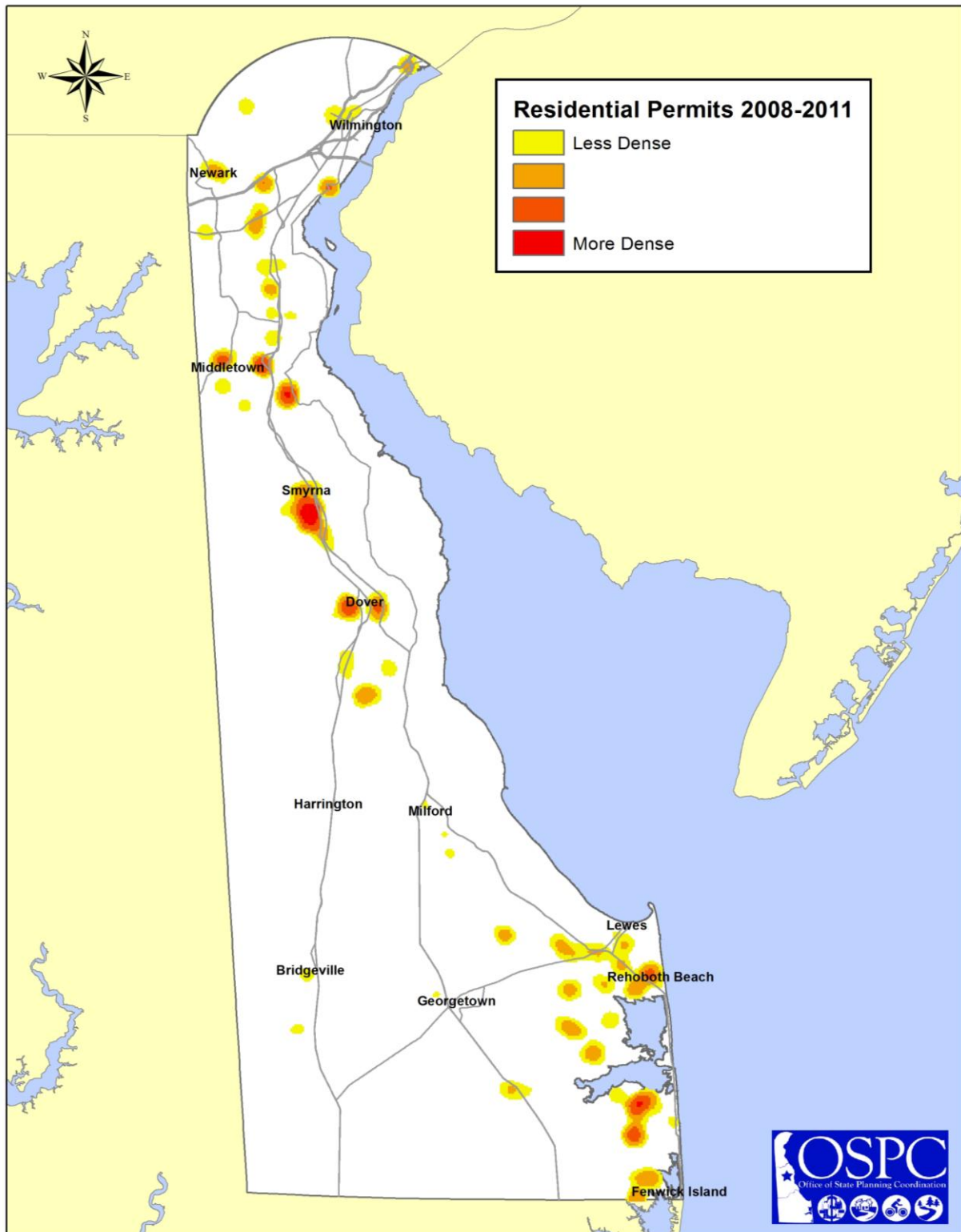


## Residential units by Development Application

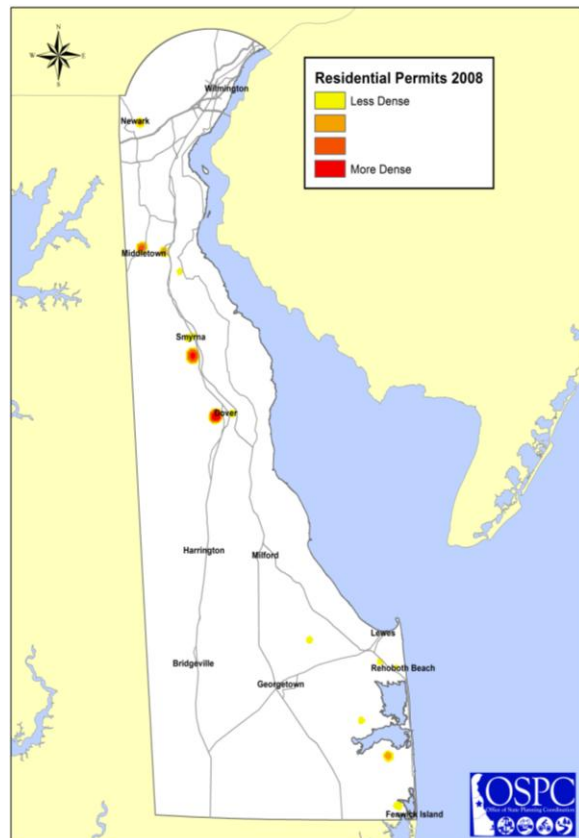
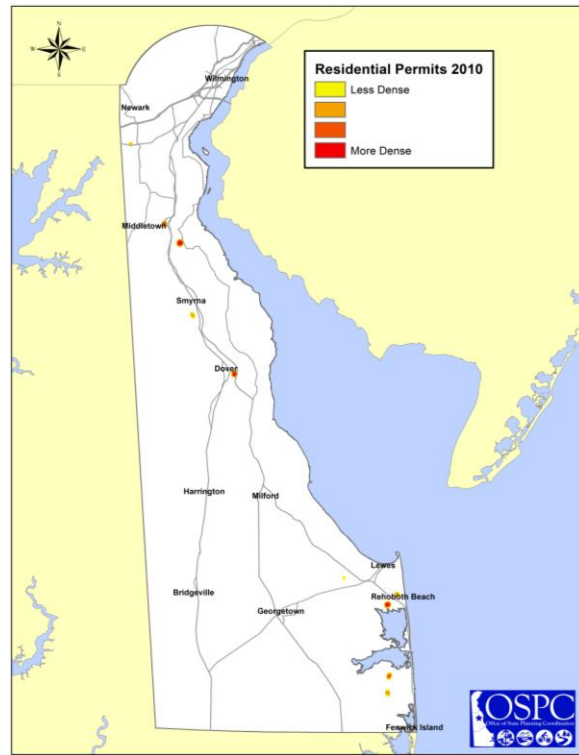
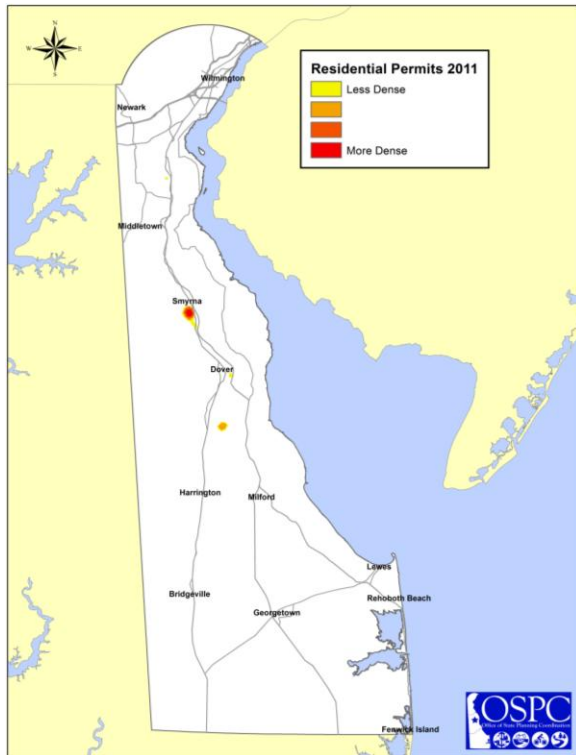
Jurisdiction	2008 - 2011	2011			2010	2009	2008
		Jan - June	July - Dec	Total	Total	Total	Total
<b>New Castle County</b>	<b>8,424</b>	<b>1,630</b>	<b>757</b>	<b>2,387</b>	<b>3,315</b>	<b>225</b>	<b>2,497</b>
Bellefonte	0	0	0	0	0	0	0
Delaware City	0	0	0	0	0	0	0
Elsmere	1	0	0	0	0	0	1
Middletown	1,020	0	0	0	472	14	534
New Castle	8	0	0	0	0	0	8
Newark	227	32	0	32	139	26	30
Newport	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0
Smyrna	0	0	0	0	0	0	0
Townsend	0	0	0	0	0	0	0
Wilmington	169	9	5	14	63	92	0
<b>Kent County</b>	<b>1,676</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>444</b>	<b>0</b>	<b>1,226</b>
Bowers Beach	0	0	0	0	0	0	0
Camden	0	0	0	0	0	0	0
Cheswold	0	0	0	0	0	0	0
Clayton	3	0	0	0	0	1	2
Dover	702	0	188	188	119	378	17
Farmington	0	0	0	0	0	0	0
Felton	0	0	0	0	0	0	0
Frederica	1,871	0	0	0	0	0	1,871
Harrington	411	0	0	0	0	0	411
Hartly	0	0	0	0	0	0	0
Houston	0	0	0	0	0	0	0
Kenton	0	0	0	0	0	0	0
Leipsic	0	0	0	0	0	0	0
Little Creek	0	0	0	0	0	0	0
Magnolia	5	0	0	0	0	5	0
Milford	1,078	2	0	2	0	1,067	9
Smyrna	4	0	0	0	0	4	0
Viola	0	0	0	0	0	0	0
Woodside	0	0	0	0	0	0	0
Wyoming	0	0	0	0	0	0	0
<b>Sussex County</b>	<b>4,614</b>	<b>728</b>	<b>813</b>	<b>1,541</b>	<b>588</b>	<b>1,169</b>	<b>1,316</b>
Bethany Beach	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0
Bridgeville	0	0	0	0	0	0	0
Dagsboro	758	17	0	17	741	0	0
Delmar	933	0	0	0	0	0	933
Dewey Beach	0	0	0	0	0	0	0
Ellendale	405	0	0	0	0	405	0
Farmington	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0
Frankford	0	0	0	0	0	0	0
Georgetown	215	0	0	0	0	28	187
Greenwood	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0
Laurel	653	0	0	0	0	0	653
Lewes	119	0	17	17	102	0	0
Milford	711	0	0	0	0	392	319
Millsboro	354	306	0	306	0	48	0
Millville	185	0	0	0	0	0	185
Milton	360	0	0	0	0	337	23
Ocean View	0	0	0	0	0	0	0
Rehoboth Beach	15	15	0	15	0	0	0
Seaford	371	0	4	4	104	159	104
Selbyville	0	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0	0
South Bethany	0	0	0	0	0	0	0

Please Note: The county totals reported are reflective of activities within the county jurisdiction ONLY and do not reflect a combined total of the county and various municipalities. Additional six-month breakdown numbers are available on the OSPC website at [http://stateplanning.delaware.gov/information/development\\_trends/](http://stateplanning.delaware.gov/information/development_trends/).

Map 7 – Residential Building Permits 2008–2010



Map 8 – Residential Building Permits 2008–2010 Year



## Residential Building Permits

Jurisdiction	2011				2010	2009	2008
	2008 - 2011	Jan - June	July - Dec	Total	Total	Total	Total
<b>New Castle County</b>	<b>1,988</b>	<b>269</b>	<b>228</b>	<b>497</b>	<b>582</b>	<b>453</b>	<b>456</b>
Bellefonte	0	0	0	0	0	0	0
Delaware City	13	1	0	1	3	0	9
Elsmere	4	0	0	0	2	0	2
Middletown	558	22	25	47	106	149	256
New Castle	92	0	0	0	4	78	10
Newark	225	10	23	33	33	33	126
Newport	0	0	0	0	0	0	0
Odessa	2	2	0	2	0	0	0
Smyrna	0	0	0	0	0	0	0
Townsend	63	5	9	14	15	11	23
Wilmington	224	13	34	47	39	46	92
<b>Kent County</b>	<b>1,778</b>	<b>251</b>	<b>325</b>	<b>576</b>	<b>319</b>	<b>400</b>	<b>483</b>
Bowers Beach	7	0	0	0	0	1	6
Camden	37	0	0	0	0	4	33
Cheswold	2	0	0	0	0	0	2
Clayton	64	0	16	16	5	13	30
Dover	633	70	30	100	130	78	325
Farmington	1	0	0	0	0	0	1
Felton	15	1	3	4	2	5	4
Frederica	22	2	6	8	4	2	8
Harrington	52	0	3	3	27	6	16
Hartly	1	0	0	0	0	0	1
Houston	2	0	0	0	1	0	1
Kenton	1	0	0	0	1	0	0
Leipsic	0	0	0	0	0	0	0
Little Creek	0	0	0	0	0	0	0
Magnolia	5	0	0	0	0	5	0
Milford	100	5	2	7	4	7	82
Smyrna	662	53	80	133	80	202	247
Viola	0	0	0	0	0	0	0
Woodside	1	0	1	1	0	0	0
Wyoming	34	9	6	15	6	6	7
<b>Sussex County</b>	<b>5,070</b>	<b>585</b>	<b>582</b>	<b>1,167</b>	<b>1,236</b>	<b>1,299</b>	<b>1,368</b>
Bethany Beach	64	6	4	10	24	8	22
Bethel	3	1	1	2	1	0	0
Blades	11	0	0	0	2	0	9
Bridgeville	95	13	17	30	20	25	20
Dagsboro	25	3	1	4	6	6	9
Delmar	17	3	7	10	3	2	2
Dewey Beach	10	1	3	4	1	2	3
Ellendale	2	0	0	0	0	1	1
Farmington	0	0	0	0	0	0	0
Fenwick Island	19	1	3	4	4	5	6
Frankford	2	0	1	1	0	1	0
Georgetown	78	5	3	8	2	50	18
Greenwood	9	2	0	2	4	3	0
Henlopen Acres	10	0	3	3	3	0	4
Laurel	36	6	9	15	8	7	6
Lewes	94	9	20	29	28	27	10
Milford	78	8	15	23	38	13	4
Millsboro	268	42	82	124	35	41	68
Millville	239	30	54	84	41	80	34
Milton	139	7	14	21	21	33	64
Ocean View	133	15	18	33	39	42	19
Rehoboth Beach	59	7	10	17	10	18	14
Seaford	144	47	54	101	9	7	27
Selbyville	38	1	2	3	8	17	10
Slaughter Beach	9	2	1	3	3	2	1
South Bethany	35	4	7	11	9	11	4

Please Note: The county totals reported are reflective of activities within the county jurisdiction ONLY and do not reflect a combined total of the county and various municipalities. Additional six-month breakdown numbers are available on the OSPC website at [http://stateplanning.delaware.gov/information/development\\_trends/](http://stateplanning.delaware.gov/information/development_trends/).

## *Overview of Analysis Methods and Limitations*

The OSPC conducted a spatial analysis in order to examine the location and extent of recently approved development across Delaware. *ArcMap*, a geographic information systems (GIS) software package produced by Environmental Systems Research Institute, Inc. (ESRI), was used to conduct the analysis. The analysis utilized the best available spatial datasets in order to compare the location of recently approved development relative to the location of the State Investment Levels delineated in the *Strategies for State Policies and Spending*.

The OSPC requested that Delaware's municipalities and counties submit data on the location and characteristics of development applications approved and building permits issued during calendar years 2008 through 2010 at six month intervals. These submissions formed the basis for the spatial analysis. For each building permit or development application, the submissions included parcel identification data, the number of residential units and/or amount of non-residential square footage associated with the permit/application, and, in some cases, street address or other information (e.g., subdivision name) descriptive of the particular permit/application.

Using the parcel identification information as a unique identifier, the submissions were "joined" with recent county parcel files to create a spatial dataset representing the location and characteristics of Delaware's approved development applications and issued building permits. These data were overlaid on a spatial dataset representing the Investment Levels from the *Strategies for State Policies and Spending*. The number of residential units and amount of non-residential square footage approved in each of the four Investment Levels were then counted.

The results of this analysis indicate general trends regarding the location and magnitude of recently approved development in Delaware's incorporated and unincorporated areas and should not be seen as providing precise numbers that can be quoted with certainty. The considerations below should be kept in mind as these datasets are reported and further scrutinized:

The following pieces of data were removed from the dataset for analysis purposes:

- Building permits or development applications marked as "expired".
- Building permits or development applications that were identified as "non-residential" but had no square footage information.
- In instances where county and municipal jurisdictions reported building permits or development applications for the same parcel, the duplicate county information was removed.
- In some cases, parcel information had changed between the time that a development/permit was approved/issued and the time that this analysis was conducted. This made it difficult to locate certain parcels in the latest versions of the county parcel files. Older versions of the county parcel files and online

mapping sites for individual counties were referenced in order to properly locate these parcels. In the case of parcels for which multiple residential units were reported and subdivision subsequently took place, these units were equally allocated among the newly created parcels.

- Street addresses were used to locate some parcels for which a matching parcel identifier could not be found.
- The information used to construct this dataset was passed from local jurisdictions to the OSPC. Human error could have contributed to possible data inaccuracies.

## **Report 2:**

### **State Financial Investments Supporting Recent Trends**

In support of a growing population and changing demographics, the State government provides a variety of infrastructure and services. In accordance with the *Strategies for State Policies and Spending* and the Governor's land use agenda, Delaware has strategically invested state taxpayer dollars in important infrastructure and services. These funds help pay for public education, transportation, water and wastewater, public safety, agricultural and forest preservation, and housing. The following are some highlights showing fiscal trends and indicators from the past five fiscal years:

#### *Education*

In fiscal year 2012 the Department of Education, capital expenditures for public education equaled \$125,547,000, which included the continued funding for on-going capital projects previously authorized.

**Table 1 – Public Education Trends and Indicators FY08 – FY12**

	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Total Enrollment*	124,041	125,430	126,801	128,503	130,630
Charter School Enrollment	8,512	8,626	9,173	9,525	10,322
State Portion, Public Education Operating Budget (in thousands)	\$1,112,961.7	\$1,150,575.4	\$1,121,078.7	\$1,044,165.8	\$1,109,671.9
Education Bond Bill	\$141,311,800	\$132,788,300	\$137,672,800	\$102,369,017	\$125,547,000
New Construction and Land Acquisition**	\$63,305,500	\$120,504,900	\$84,678,000	\$57,822,117>	\$67,932,000
New Schools Opened<<	0	2	4	1	1

*Source: Delaware Office of Management and Budget; Delaware Department of Education*

\* Total enrollment includes charter school enrollment.

\*\* New Construction and Land Acquisition is a subset of the Education Bond Bill. The remaining portion of the Education Bond Bill funded other capital projects at school facilities.

> FY11 Education Bond Bill includes extraordinary site costs for two school projects that were necessary to complete before construction could begin.

<< New schools are public schools that involve the construction of a new building utilizing State capital funds. Building additions and charter schools are not included.

Enrollment in public schools continues to rise, having increased from 124,041 during the 2007-2008 school year to 130,630 in the 2011-2012 school year. These figures



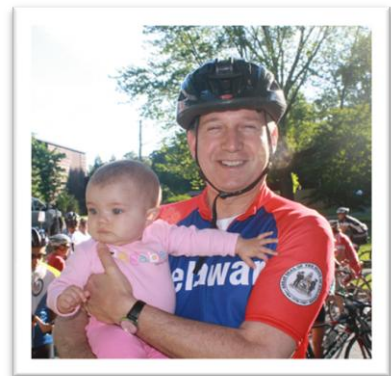
include students in charter schools, which receive operating funds but not capital funds from the State.

In order to address increasing enrollment and the need for modern, updated facilities there was one new school opened during FY12. In addition, one district opened a new district office and IT facility. In FY 13 there are five other new schools currently under construction or nearing completion. These include three elementary schools, one with an early childhood education center, an intermediate school and an 1,800 student high school. Two of these schools, Clayton Intermediate School and Spring Meadow Elementary, opened in the fall of 2012 (FY13). In order to maximize the benefits to the communities and leverage State and local school-district investments, all of these facilities are located in Levels 1, 2, or 3 of the *Strategies for State Policies and Spending*.

## *Infrastructure*

### Trails and Pathways

In 2011, Governor Jack Markell requested the Departments of Transportation and Natural Resources and Environmental Control to research and develop a comprehensive statewide Trails and Pathways Plan to establish a premiere interconnected network of shared use pathways and trails that will support non-motorized travel and recreational trails opportunities within the State of Delaware for Delawareans and visitors alike.



Governor Markell and future cyclist

This initiative of the Governor's recognizes the benefits of an integrated non-motorized pathway and recreational trail network to provide opportunities for pedestrians and bicyclists to travel safely and efficiently and to expand outdoor recreation opportunities while enjoying the natural, cultural and historic assets of Delaware. It also recognizes the benefits of an integrated multi-modal transportation infrastructure in improving the economic and environmental sustainability of communities, thereby improving the quality of life for all citizens.

Furthermore, the Initiative will support the creation of jobs resulting in investments for bicycling and walking. It will also support construction and trail maintenance jobs. Investing in trails and pathways will create tourism opportunities, support tourism-related jobs, and support recreationally-related goods and services.

Since the Initiative's inception in July 2011, it has been funded in both FY12 and FY13 as indicated in the table below and has resulted in the opening of 9.1 miles of new trails, and has provided funds for an additional 7.5 miles of new trails to be under

construction, as well as providing for the planning and design of an additional 17.3 miles of trails.

**Table 2 – First State Trails and Pathways Funding FY12-FY13**

Agency	FY 12	FY 13	Total
DNREC	\$7,000,000	\$3,000,000	\$10,000,000
DelDOT	\$0	\$10,000,000	\$10,000,000
<b>Total</b>	<b>\$7,000,000</b>	<b>\$13,000,000</b>	<b>\$20,000,000</b>

### ***Roads and Bridges***



*Governor Markell and Secretary Bhatt walk to newly completed Indian River Inlet Bridge*

The Delaware Department of Transportation is responsible for maintaining approximately 90 percent of all roads in Delaware compared with other states, which maintain about 20 percent of their roads. The State also is responsible for transit services. Responding to the demands of Delawareans for a safe, efficient transportation system is a challenge, especially in light of recent growth and development trends. In FY12, DelDOT made capital expenditures of over \$191 million in State funds to address Delaware's transportation needs. Total capital spending in FY11 was more than \$404 million, including federal funds.

Table 2 demonstrates a number of trends that are relevant to transportation planning. After several years of decline, the number of registered motor vehicles and the vehicle miles travelled (VMT) in Delaware are both on the rise again. This increase in driving activity has led to an increase in Transportation Trust Fund

Revenue, which is derived from the gas tax. Yet even though there are more drivers driving more cars more miles on Delaware roadways this year, the transit ridership has continued to rise each fiscal year. The ridership for all forms of transit (bus, rail and paratransit) is the highest it has been in the past five fiscal years.

**Table 3 – Transportation Trends and Indicators FY08-FY12**

	FY08	FY09	FY10	FY11	FY12
Licensed Drivers	634,293	639,532	645,000	652,336	657,243
Registered Motor Vehicles*	857,697	823,590	825,000	822,151	828,708
Vehicle Miles Traveled*	8.9 billion	9.0 billion	9.1 billion	8.9 billion	9.0 billion
DART R2 Rail Ridership	1,073,296	1,137,709	1,237,000	1,158,650	1,207,921
DART Fixed Route Ridership (millions)	8.63	9.15	9.16	9.9	10.6
Paratransit Ridership	855,164	900,128	901,000	968,323	993,011
Transportation Trust Fund Revenues (in thousands)	\$450,548	\$450,490	\$436,211	\$432,400	\$498,285 **
State Capital Expenditures (in thousands)	\$220,654	\$223,524	\$170,337	\$127,500	\$191,304
Federal Capital Expenditures (in thousands)	\$155,733	\$201,516	\$239,114	\$200,700	\$213,176
Total Capital Expenditures (in thousands)	\$376,387	\$424,040	\$409,451	\$328,200	\$404,480

*Source: Delaware Office of Management and Budget; Delaware Department of Transportation*

\*Data for calendar year

\*\*FY12 Transportation Trust Fund Revenue is an unaudited estimate

## Water and Wastewater

While the operation of drinking water and wastewater systems has traditionally been the domain of Delaware's local governments, the State Departments of Health and Social Services and Natural Resources and Environmental Control does provide significant funding to allow for the improvement and expansion of these systems. Table 3 lists recent State and federal expenditures on water and wastewater projects through the Water Pollution Control Funds, which are programs that are administered by Department of Natural Resources and Environmental Control (DNREC) to provide support for community water and wastewater service projects. The State has also provided assistance for wastewater projects through a 21st Century Fund Wastewater Management Account.

**Table 4 – Water and Wastewater Funding to Local Governments FY08-FY12**

	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Projects Funded	3	1	17	8	3
Water Pollution Control Funds (State)	\$2,248,333	\$2,250,000	\$7,279,347	\$3,014,796	\$525,000
Water Pollution Control Funds (Federal)	\$3,141,667	\$11,250,000	\$40,866,269	\$15,073,979	\$2,625,000
Water Pollution Control Funds (Total)	\$5,390,000	\$13,500,000	\$48,145,615	\$18,088,775	\$3,150,000
21 <sup>st</sup> Century Wastewater Fund*	\$1,500,000	\$2,500,000	\$150,000	0	\$150,000

Source: DNREC Financial Assistance Branch

\*State Funds

## Public Safety

### Paramedic Program

The State currently provides 30 percent of the funding that the counties use to provide their jurisdictions with paramedic service. In the first three quarters of FY12, the State provided \$6,006,803 in funding to the counties to support the paramedic program. The fourth quarter spending on this program was not available at the time of publication, so the actual total will be higher.

**Table 5 – State Paramedic Program Funding FY08-FY12**

	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
State Portion	40%	40%	30%	30%	30%
New Castle County	\$5,090,914	\$5,293,550	\$5,299,828	\$4,047,353	\$3,728,050
Kent County	\$2,110,950	\$2,110,950	\$1,392,085	\$1,320,692	\$985,914*
Sussex County	\$5,166,800	\$4,365,867	\$4,365,867	\$5,756,634	\$3,568,988
Total	\$11,887,651	\$12,571,300	\$11,058,500	\$10,788,253	\$6,006,803

Source: Delaware Office of Management and Budget

\* FY12 for Kent County reflects three quarters only. Final expenditures were not available at time of publication.

## State Police

Over the past five years, the funding necessary to support the State Police has steadily increased from \$112,723,300 in FY08 to \$120,373,800 in FY12. In addition, the number of personnel employed to meet Delaware's public safety needs has increased from 914 in FY08 to 947 in FY12 (total employees include both troopers and related support staff).

In FY2012, funds were appropriated for the purpose of replacing the Delaware State Police Troop 3 facility in Camden and Troop 7 facility in Lewes. Both facilities are overcrowded and have significant maintenance and renovation needs. Of the \$13,339,200 estimated total cost for new Troop 3 facility, \$6,744,600 was appropriated for programming, land acquisition and design. Currently, programming has been completed and efforts are underway to acquire the land. Regarding new Troop 7 facility, \$150,000 of the \$10,150,000 estimated total cost was appropriated for a study. Additional funds to continue these projects have been appropriated in FY13.

**Table 6 – State Police Personnel and Budget FY08 – FY12**

	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Total Employees	914	924	922	913	947
Budget** (in thousands)	\$112,723,300	\$110,534,600	\$112,920,500	\$114,265,900	\$120,373,800

*Source: Delaware Office of Management and Budget*

\*Includes both troopers and civilian staff

\*\* State Police budget reported is General Fund only. It does not include special funds.

## Agriculture

### Farmland Preservation

The State has one of the most well regarded and productive farmland preservation programs in the nation. Administered by the Department of Agriculture, farmers and other landowners sell easements to their land to the State, which essentially extinguishes their right to develop the land but continues to allow a wide range of agricultural uses. In the past five fiscal years, the program has preserved 254 farms, totaling just over 22,000 acres. This has been accomplished using a combination of federal, state and local funds.

In FY12 the program preserved 51 farms comprising 5,375 acres. The cost per acre of farmland easement has decreased significantly, from a peak of \$5,822 per acre in FY07 to \$1,813 per acre in FY12. The easement value is partially based on the assessed market value of the land for "highest and best use," which is usually housing development. This decrease can be attributed to the state of the economy in general, and, more specifically, to the reduced demand for new housing and land-development

projects. The result of this situation is that more acres of land can be preserved for each tax dollar in the current market.

**Table 7 – Farmland Preservation by Easement FY08-FY12**

	FY08	FY09	FY10	FY11***	FY12
Farms Preserved	25	20	59	74	51
Acres Preserved	2,850	2,851	4,457	6,650	5,375
State Funds	\$8,937,078	\$9,074,344	\$5,061,207	\$9,971,073	\$5,022,626
Federal Funds	\$2,345,651	\$3,150,115	\$5,793,895	\$8,971,887	\$4,126,021
Local Funds	\$2,959,412	\$389,078	\$654,523	\$743,947	\$595,714
Legal and Survey*	\$197,011	\$160,590	\$218,708	\$317,131	\$190,158
Total Funds	\$14,439,153	\$12,771,939	\$11,728,423	\$20,004,038	\$9,934,519
Cost per Acre**	\$4,997	\$4,424	\$2,582	\$2,960	\$1,813

Source: Delaware Department of Agriculture

\*State Funds

\*\*Cost per acre paid to land owner excludes legal and survey costs.

\*\*\* FY11 totals include an extended selection of the previous round of selections as well as the current selections for Round 16.

## Young Farmers Loan Program



Governor Markell and Secretary Kee congratulate Young Farmer Loan Program recipient

The Young Farmers Loan Program was established in FY12 by the Department of Agriculture to help individuals acquire farmland. Applicants who meet the criteria for the program (age 18 to 40, net worth not exceeding \$300,000, and at least 3 years of farming experience) can apply for a loan to help purchase a farm (property must have at least 15 acres of

cropland). If approved, an applicant can receive a 30-year, no interest loan for up to 70 percent (not to exceed \$500,000) of the appraised value of the property's development rights. The applicant has to secure the funding for the remainder of the purchase price through a private lender (bank, Farm Credit, etc.). The loan with the private lender is their primary loan and is paid first; once their primary loan is paid, then the applicant pays the Young Farmer loan up to a maximum of 30 years (so, if their private loan is 20 years, then they have 10 years to pay the Young Farmer loan). The property is placed

into a permanent conservation easement at settlement (also when the loan is signed), and the applicant must actively farm the property for the life of the Young Farmer loan.

**Table 8 – Young Farmer’s Program 2012**

	<b>FY12</b>
Farms Preserved	10
Acres Preserved	889
State Funds	\$2,572,293
Legal and Survey*	\$52,425
Total Funds	\$2,624,718
Cost per Acre**	\$2,893

### *Forestland Preservation*

The Forest Preservation Program was initiated in FY10 by the Department of Agriculture. In that year there were nine forest tracts preserved totaling 872 acres. The funding for these easements included state funding combined with funding from The Nature Conservancy, a private conservation organization.

**Table 9 – Forest Preservation by Easement FY10**

	<b>FY10</b>
Forest Tracts Preserved	9
Acres Preserved	872
State Funds	\$1,038,400
Federal Funds	N/A
Local Funds	N/A
Private Conservation Funds	\$412,403
Legal & Survey*	\$49,428
Total Funds	\$1,500,231

*Source: Delaware Department of Agriculture*

\*State Funds

### *Environment*

#### **Community Water Quality Improvement Funds**

The purpose of the Community Water Quality Improvement Fund Program is to provide a source of financing to enhance water quality in an environmentally sound and cost effective manner. These monies allow homeowner associations, municipalities, government agencies, non-profit organizations, and estuary programs to obtain financing for the implementation of Nonpoint Source (NPS) initiatives to improve water resources throughout the State.



**Table 10 – Community Water Quality Improvement Funds for FY11 – FY13**

Agency	FY10	FY11	FY12
DNREC	\$500,000	\$500,000	\$500,000

#### Nonpoint Source Program

Nonpoint source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

The Delaware NPS Program addresses nonpoint source pollution through educational programs, publications, and partnerships with other Delaware organizations. The Delaware NPS Program also administers a competitive grant made possible through Section 319 of the Clean Water Act, providing funding for projects 10 in FY12 designed to reduce NPS pollution.

**Table 11 – Non-Point Source Grant Funding for FY08 – FY11**

Agency	FY08	FY09	FY10	FY11
State	\$1,113,307	\$923,093	\$1,016,966	\$822,540
Federal	\$1,669,815	\$1,384,600	\$1,525,448	\$1,221,055
Total	\$2,783,122	\$2,307,693	\$2,542,414	\$2,043,595

#### Housing



Governor Markell volunteers with Habitat for Humanity on a new home project

In 2012, foreclosure filings have been off pace since February, with only 566 filings – coinciding with the launch of the mandatory mediation program. These numbers appear to be artificially low as the delinquency rate, as tracked by the Mortgage Bankers Association's *National Delinquency Survey*, show the seriously delinquent rate to sustain a high level of 7.19 percent. Delaware State Housing Authority (DSHA) programs assisted 165 homeowners through their foreclosure assistance loan-and-grant program in FY12 and counseled 1,501 homeowners to help them avoid foreclosure. The agency also worked to assist Delawareans with their housing needs by helping over 1,366 households purchase their homes. In addition, 458 privately owned homes were rehabilitated, and 344 rental units were created or preserved. All of this was made possible through the



diverse array of programs offered by DSHA, funded through State and federal sources. The Housing Development Fund is the primary financing resource used by DSHA.

DSHA's core services comprise two broad categories, each of which includes a variety of specialized programs:

- **Homeownership:** Assist low- and moderate-income (up to 115% of median family income) Delawareans in becoming homeowners and maintaining their homes.
- **Rental Housing:** Provide affordable rental housing assistance benefiting low-income (up to 80% of median family income) Delawareans to create new or rehabilitate/preserve existing affordable housing units.

### Housing Development Fund

The Housing Development Fund (HDF) is DSHA's primary financing resource for supporting the development of affordable housing statewide. Funding sources for the HDF include State General Assembly appropriations, document-recording surcharge, loan repayments, and interest income. This program is designed to provide financing for developers and homeowners through sponsoring agencies. Types of developments that will be considered include, but are not limited to, the acquisition and/or rehabilitation of existing housing, the adaptive reuse of non-residential buildings, and new construction. Both rental and for-sale housing are considered.

**Table 12 – DSHA Trends and Indicators FY08-FY12**

	FY08	FY09	FY10	FY11	FY12
Homeownership Assistance	1,855	1,678	1,119	1,767	1,366
Homeownership Rehabilitation	370	360	415	393	458
Rental Units Produced	44	36	7	83	76
Rental Units Preserved:	323	358	204	281	268
Rehabilitation					
Rental Units Preserved: Contract Renewals	286	653	393	637	520
Foreclosure Filings*	4,488	6,150	6,457	5,112	566**
Sheriff's Sales*	1,209	1,327	1,876	2,536	711**
Seriously Delinquent Loan Rate***	3.31%	5.55%	7.29%	6.99%	7.19%
Foreclosure Assistance: Loans and Grants	89	54	52	190	165
Foreclosure Assistance: Prevention Counseling	109	653	661	1,624	1,501

Source: Delaware State Housing Authority

\*Calendar year

\*\* Calendar year through June

\*\*\* Annual 2<sup>nd</sup> Quarter rate from Mortgage Bankers Association Delinquency Survey. Seriously delinquent rate is the inventory of loans in foreclosure plus loans that are 90 or more days delinquent but not yet in foreclosure.

## **Report 3**

### **Demographic Data**

The U.S. Census Bureau's latest population estimates indicate that Delaware had 907,135 residents in 2011, an increase of 123,535 or 15.8% since the 2000 Census. Among the counties, Kent County grew by the largest percentage, adding more than 38,000 people or 30.1%. Sussex was not far behind, gaining more than 43,692 or 27.9%. The estimates show New Castle County growing by only 8.3%, or a bit more than 41,000 new residents.

<b>Population Change, 2000 to 2011, State of Delaware, Counties and Towns</b>				
	Population Estimates		Change 2000 to 2011[1]	
	<b>2000</b>	<b>2011</b>	<b>Number</b>	<b>Percent</b>
Delaware	783,600	907,135	123,535	15.8%
Kent County	126,697	164,834	38,137	30.1%
New Castle County	500,265	541,971	41,706	8.3%
Sussex County	156,638	200,330	43,692	27.9%

[1] Source: U.S. Census Bureau, Table 1 Annual Estimates of Population for States and Counties, Release Date 2012.

<b>Delaware Population Projections: 2010 to 2040</b>				
	Population Projections		Projected Change 2010 to 2040 [1]	
	<b>2010</b>	<b>2040</b>	<b>Number</b>	<b>Percent</b>
Delaware	895,173	1,125,742	230,569	25.8%
Kent County	160,058	205,161	45,103	28.2%
New Castle County	538,170	614,305	76,135	14.1%
Sussex County	196,945	306,276	109,331	55.5%

Source: Delaware Population Consortium Release Date: October 2011

According to the Delaware Population Consortium, Delaware's population is projected to grow by more than 230,000 between 2010 and 2040, an increase of 25.8%, reaching a projected population of more than 1.1 million. Sussex County is expected to see the largest percent increase in population by 55.5% or 109,331 persons to 306,276 residents. Kent County's population is projected to reach 205,161 by 2040, gaining 45,103- an increase of 28.2%. New Castle County is expected to grow by 14.1% over the same period, adding 76,135 to reach a 2040 population of 614,305.

## **Report 4:**

### **Comprehensive Planning Progress**

Since October 2011, the New Castle County plan was adopted and certified by the Governor. One municipal comprehensive plan has been certified by the Governor and several municipalities are in the process of updating their comprehensive plans. Bethany Beach has adopted its plan, and it is pending certification.

The following table shows the current status of all municipal comprehensive plans. Municipalities that are currently known to be updating or amending their comprehensive plans are noted to be “in progress.” There are three municipalities in New Castle County that do not have plans because they have ceded control of planning and zoning to the county. In addition, there are three very small municipalities in Kent County that do not have plans due to the lack of capacity and resources to develop them.

**Municipal and County Comprehensive Plan Activity 2008-2010 YTD**

Municipality	County	Latest Planning Activity	Certified
Bowers Beach	Kent	Update in Progress	05/15/2009
Camden	Kent	Plan Update	05/05/2008
Cheswold	Kent	Plan Update	12/18/2010
Clayton	Kent	Plan Update	12/08/2008
Dover	Kent	Plan Update	02/09/2009
Farmington	Kent	Comprehensive Plan	11/17/2004
Felton	Kent	Plan Update	11/10/2008
Frederica	Kent	Comprehensive Plan	03/17/2004
Harrington	Kent	Update in Progress	05/19/2008
Hartly	Kent	No Activity	
Houston	Kent	Comprehensive Plan	07/12/2007
Kenton	Kent	No Activity	
Leipsic	Kent	Comprehensive Plan	11/06/2006
Little Creek	Kent	Comprehensive Plan	08/07/2006
Magnolia	Kent	Comprehensive Plan	03/16/2009
Viola	Kent	Comprehensive Plan	03/17/2004
Woodside	Kent	No Activity	
Wyoming	Kent	Plan Update	05/02/ 2011
Milford	Kent / Sussex	Plan Update	01/26/2009
Smyrna	Kent / New Castle	Plan Update in Progress	05/16/2003
Arden	New Castle	Under County Control	n/a
Ardencroft	New Castle	Under County Control	n/a
Ardentown	New Castle	Under County Control	n/a
Bellefonte	New Castle	Comprehensive Plan	08/13/2007
Delaware City	New Castle	Comprehensive Plan	11/24/2008
Elsmere	New Castle	Plan Update	08/12/2010

Middletown	New Castle	Plan Update in Progress	11/07/2005
Newark	New Castle	Plan Update	10/27/2008
New Castle	New Castle	Plan Update	07/21/2009
Newport	New Castle	Plan Review	05/01/2008
Odessa	New Castle	Plan Update in Progress	10/02/2006
Townsend	New Castle	Plan Update	07/07/2010
Wilmington	New Castle	Plan Update	09/28/2010
Bethany Beach	Sussex	Plan adopted, pending certification	06/17/2005
Bethel	Sussex	Comprehensive Plan	07/08/2008
Blades	Sussex	Comprehensive Plan	04/17/2008
Bridgeville	Sussex	Plan Update in Progress	09/11/2006
Dagsboro	Sussex	Plan Update	04/27/2009
Delmar	Sussex	Plan Update	10/25/2010
Dewey Beach	Sussex	Plan update in Progress	07/29/2007
Ellendale	Sussex	Plan Update	10/06/2009
Fenwick Island	Sussex	Plan Review in Progress	10/16/2007
Frankford	Sussex	Plan Update	09/08/2008
Georgetown	Sussex	Plan Update	01/13/2010
Greenwood	Sussex	Plan Update	01/08/2008
Henlopen Acres	Sussex	Plan Update in Progress	07/09/2004
Laurel	Sussex	Plan Update	6/20/2011
Lewes	Sussex	Comprehensive Plan	10/19/2005
Millsboro	Sussex	Plan Update	06/01/2009
Millville	Sussex	Plan Update	02/10/2009
Milton	Sussex	Plan Update	05/03/2010
Ocean View	Sussex	Plan Update	07/13/2010
Rehoboth	Sussex	Plan Update	07/23/2010
Seaford	Sussex	Plan Update	01/12/2010
Selbyville	Sussex	Plan Update	08/06/2007
Slaughter Beach	Sussex	Comprehensive Plan	01/14/2008
South Bethany	Sussex	Comprehensive Plan	07/14/2006

## **Report 5**

### **Highlights from Local Jurisdiction Annual Reports**

In order to make the most of the annual reports that municipal and county governments are required to submit to the Office of State Planning Coordination, we have added a new section to this report that highlights accomplishments and issues with local government as noted in their reports. We feel this will help the state to maintain and strengthen the partnership approach to land use planning we have been nurturing over the years.

As of September 1, 2012, 49 local jurisdictions have submitted an annual report. After reviewing the reports, it is noted that most of the municipalities and all of the counties are working to implement the goals and objectives set forth in their comprehensive plans. Of those jurisdictions reporting, eight municipalities are working with our office to update their comprehensive plans, 13 have completed updating or are working to update their zoning code, eight are working on or considering bike and/or pedestrian plans, and eight are working with the State and the University of Delaware Institute for Public Administration to create a master plan or have completed a master plan in the past year.

In addition, eight local jurisdictions have noted that amendments to their comprehensive plans are needed and 14 local jurisdictions have identified issues that they feel will require technical assistance from the Office of State Planning Coordination.

### **New Castle County**

<b>New Castle County</b>	Comprehensive Plan Update (certified by Governor July 1, 2012).
<b>Bellefonte</b>	Adopted new land use code.
<b>Delaware City</b>	Working to update plan goals under new administration.
<b>Elsmere</b>	Working with the University of Delaware to create a complete communities framework.
<b>Middletown</b>	Attracted major employers by proactively rezoning 227 acres for commercial development. The Town is also preparing to adopt an update to its comprehensive plan.
<b>Newark</b>	Preparing to do a ten year update of its comprehensive plan under its new Planning Director.
<b>New Castle</b>	Adopted an ordinance to encourage investment in run-down residential properties and ensure redevelopment of those properties that meet or exceed the character of the surrounding homes.
<b>Newport</b>	Working on a streetscape project to enhance the gateways. Also making efforts to “go green” by making energy saving upgrades to the municipal buildings.
<b>Odessa</b>	National Flood Insurance Plan was adopted. In addition, Odessa is working to update its current comprehensive plan.
<b>Townsend</b>	In process of updating its Unified Development Code.
<b>Wilmington</b>	Working on a master plan for the city park system. In addition, the City is working on revitalization/action plans for some of the neighborhoods.

## Kent County

<b>Kent County</b>	Working on many of its implementation issues, including the adoption of a Parks and Recreation Strategic Plan, and the County has completed a county-wide bicycle and pedestrian plan.
<b>Bowers Beach</b>	Updating its current comprehensive plan.
<b>Camden</b>	Continues to see growth in the town
<b>Clayton</b>	Adopted a comprehensive rezoning ordinance in December 2011.
<b>Cheswold</b>	Working to address implementation items.
<b>Dover</b>	Currently the City has several large projects underway, including the new Dover High School, the expansion of Kent General Hospital and the construction of Bayard Plaza downtown. In addition, Dover has developed a downtown master plan, a Garrison Oak master plan, and updated its Bicycle and Pedestrian Plan, and amended its zoning ordinance to require bicycle parking.
<b>Farmington</b>	Working to pave streets within the town.
<b>Felton</b>	Town has revised zoning ordinance to support the creation of retirement communities and townhomes.
<b>Harrington</b>	Working to update its comprehensive plan
<b>Leipsic</b>	Town continues to implement currently certified comprehensive plan.
<b>Milford</b>	Created and approved the South East Master Plan for the City. This was added as an amendment to its comprehensive plan.
<b>Smyrna</b>	Provided a farmers' market in the downtown area to provide locally grown and affordable foods to the residents. In addition, Smyrna is working on a master plan for redevelopment of the U.S. Route 13 corridor and with various developers and/or property owners on the redevelopment of the downtown area.
<b>Wyoming</b>	The town continues to move forward with the implementation of their currently certified comprehensive plan.

## Sussex County

<b>Sussex County</b>	County has adopted several ordinances relating to land use and has revisited the Zoning and Subdivision codes for possible corrections and revisions.
<b>Bethany Beach</b>	Working with DelDOT on a downtown revitalization project.
<b>Bethel</b>	Working on a comprehensive land use ordinance to cover minor and major subdivision planning, approval, development, and regulation procedures. In addition, the Town received a grant from the Chesapeake Bay Stewardship Program and National F&W Dept. to develop and implement programs designed to control and reduce the volume and improve the quality of water runoff entering Broad Creek.
<b>Blades</b>	Seven homes were approved in the past year.
<b>Bridgeville</b>	Working on developing a master plan that could change the objectives for the Town.
<b>Dagsboro</b>	Working to implement their certified plan. The Town has adopted a Hazard mitigation plan, and adopted the 2009 International Property Maintenance Code.
<b>Delmar</b>	Through a collaborative effort with the federal government, the State of Delaware, the State of Maryland, and local funds, the town upgraded its wastewater treatment facility. Due to economic state, the Town is dealing with a significant number of foreclosures town wide. The Town notes that the existing businesses are being sustained.
<b>Dewey Beach</b>	Reached an agreement with Ruddertowne which opens the door for re-development in this area. In addition, the town worked on a tree and permeable paving ordinance, and an email alert system for better communication with residents and property owners.
<b>Ellendale</b>	Working to implement current comprehensive plan.

<b>Fenwick Island</b>	Working to update its current comprehensive plan for certification.
<b>Frankford</b>	Revised zoning code and fee schedule for zoning code.
<b>Georgetown</b>	Code revisions are being done as needed because of the continued economic downturn and the reduced staff.
<b>Greenwood</b>	Installed water meters throughout the town.
<b>Henlopen Acres</b>	The Town amended the requirement of a site plan to include additional information necessary to ascertain whether a project application complies with the Zoning Code. In addition, the Town amended the definitions within the Zoning Code to easier understand the calculation for a building's square footage. The Town is working to update its current plan.
<b>Laurel</b>	The Town stated it had little to report due to the limited growth it experienced because of the economic conditions of the past year.
<b>Lewes</b>	The town updated their Zoning ordinance and has begun work on revising the Subdivision Code.
<b>Millsboro</b>	The Town worked on updating its zoning code so that it complies with the land use map in its comprehensive plan.
<b>Millville</b>	The Town has made progress on 79% of its comprehensive plan recommendations, including adopting a Design and Development Standard for Route 26 and Route 17 and rewriting the town's sign ordinance.
<b>Milton</b>	The Town has formed a committee to review and update the town charter and the town ordinances.
<b>Ocean View</b>	The Town has updated the code to include a new Land Use and Development chapter, a Streets and Sidewalk chapter, and an Environmental Protection Chapter.
<b>Rehoboth Beach</b>	City has created a city-wide bike and pedestrian plan and updated its zoning map.
<b>Seaford</b>	The City stated that the limitation on electrical enterprise fund transfers has placed a limitation on the efforts to provide funding for the "quality of life" projects recommended in the comprehensive plan.
<b>Selbyville</b>	Working on an overlay for the R-4 residential district to permit smaller lot sizes and a mix of single family homes to promote more flexible designs, which would include increased open space.
<b>South Bethany</b>	The Town has secured grants to help with various projects within the town, including water quality, storm-water runoff, maintaining a year round police force, and beach replenishment.

## **Acknowledgements**

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